

PB# 95-6

MARKS, THOMAS

4-1-11.1

95 - 6 Marks, Thomas Subdivision
OFF Rt 207 (Lane + Tully) 4 lots

Approved 1/30/98

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Feb 7 19 95

Received of Thomas Marks \$ 50.00
Fifty 00/100 DOLLARS
For Application Fee # 95-6

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 4734		50.00

By Dorothy H. Hansen
Town Clerk
Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

NO. 95-6

555 Union Ave.
New Windsor, N.Y. 12553

February 7, 19 95

RECEIVED FROM Thomas F. Marks
Six Hundred 00/100 DOLLARS
4 Lts @ \$150.00 ea. Escrow

Account Total \$ 600.00

Amount Paid \$ 600.00 CK 4733

Balance Due \$ -0- Myra Mason, Secy to the P.B.
S. Zappala

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Wilson Jones - Carbonless - 51654-NCR Duplicate - 51657N-CL TriPLICATE

Wilson Jones, 1989

DATE Jan. 28, 1998 RECEIPT 340962
RECEIVED FROM Thomas Marks + Helen Ullrich
Address _____
Five Hundred Forty 00/100 DOLLARS \$ 540.00
FOR P.B. # 95-6

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 102
AMOUNT PAID		CHECK	540.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

DATE January 28, 1998

RECEIPT NUMBER 95-6

ck # 4734	50.00

By _____ Title Town Clerk

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

NO. 95-6
105 Union Ave.
New Windsor, N.Y. 12553 February 7, 1995
RECEIVED FROM Thomas F. Marks
Six Hundred 00/100 DOLLARS
4 Lots @ \$150.00 ea. Escrow
Account Total \$ 600.00
Amount Paid \$ 600.00 ck 4733
Balance Due \$ -0- Mysel Mason, Secy to the P.B.
S. Zappala
"THE EFFICIENCY LINE" AN AMPAD PRODUCT

DATE Jan. 28, 1998 RECEIPT 340962
RECEIVED FROM Thomas Marks + Helen Ulrich
Address _____
Five Hundred Forty 00/100 DOLLARS \$540.00
FOR P.B. #95-6

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 102
AMOUNT PAID		CHECK	540.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy W. Hansen

DATE January 28, 1998 RECEIPT 95-6
RECEIVED FROM Thomas Marks + Helen Ulrich
Address 106 Sarah Wells Trail - Campbell Hall, N.Y. 10916
Twenty-two Thousand Five Hundred Ninety-five DOLLARS \$22,595.00
FOR Performance Bond.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>22,595.-</u>	CASH	
AMOUNT PAID	<u>22,595.-</u>	CHECK	# 104
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Mysel Mason, Secretary

Reapproved: Eng \$44.00
Eng orig. approval
181.00

As of
12/2/95
Tom Marks
496-3796

DATE January 28, 1998 RECEIPT 95-6
RECEIVED FROM Thomas Marks + Helen Ulrich
Address 106 Sarah Wells Trail - Campbell Hall, N.Y. 10916
Five Hundred - One 90/100 DOLLARS \$501.90
FOR 2% of Bond \$22,595.00 - Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>501.90</u>	CASH	
AMOUNT PAID	<u>501.90</u>	CHECK	# 105
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Mysel Mason, Secretary

DATE January 28, 1998 RECEIPT 95-6
RECEIVED FROM Thomas Marks + Helen Ulrich
Address 106 Sarah Wells Trail - Campbell Hall, N.Y. 10916
Fifteen Hundred 00/100 DOLLARS \$1500.00
FOR 3 Lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>1500.00</u>	CASH	
AMOUNT PAID	<u>1500.00</u>	CHECK	# 103
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Mysel Mason, Secretary

95-6
Office of
Rt 207 Lane + Tully's 4167s



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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- ☐ **Regional Office**
507 Broad Street
Mifflord, Pennsylvania 18337
(570) 296-2765
e-mail: mhcpa@ptd.net

MEMORANDUM

(via fax)

11 January 2000

TO: LARRY REIS, TOWN COMPTROLLER

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER

SUBJECT: MARKS SUBDIVISION (P/B APP. NO. 95-6)
RELEASE OF PRIVATE ROAD PERFORMANCE SECURITY

I have field reviewed the private road of the subject subdivision. At this time the work has been completed and meets the minimum standards for the work.

Based on the above, it is my recommendation that the performance security in the amount of \$ 22,595 (submitted 1/28/98) be released to the project owner, Tom Marks.

Please contact me if you have any questions regarding the above.

Cc: Myra Mason, PB Secretary (via fax)²

MarksMcmo011100.doc



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 Dickson Street
Newburgh, NY 12550
(914) 562-4094

ROBERT A. DENNISON, III, P. E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

PERMIT INSPECTION UNIT
EAST ORANGE and ROCKLAND COUNTIES

January 4, 2000

Planning & Zoning Board
Town of NEW WINDSOR
55 Union Ave.
New Windsor, NY 12553

Re: SHO GEE CT.
Tom Marks

To Whom it may concern;

We have reviewed the drainage as constructed on this road and have no objection. The drainage system as constructed keeps the development water out of the intersection of SHO GEE and Route 207.

If you have any questions please feel free to call me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Don Greene".

Donald Greene
Civil Engineer I

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/01/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-6

NAME: MARKS SUBDIVISION

APPLICANT: MARKS, TOM

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/30/98	PLANS STAMPED	APPROVED
09/24/97	REQUEST FOR REAPPROVAL . EXPIRES 3/23/98	GRANTED: 180 DAYS
12/28/95	REQ. FOR EXTENSION OF APPROVAL . EXPIRES APRIL 6, 1996	90 DAYS GRANTED - FINAL 90 DAY EXTENSION
09/27/95	REQ. FOR EXTENSION OF APPROVAL . EXTENSION OF APPROVAL	90 DAYS GRANTED - EXPIRES 1/7/96
04/12/95	P.B. APPEARANCE (PUBLIC HEARG) . NO PUBLIC ATTENDENCE	NEG DEC - APPR COND - SUBMIT BOND ESTIMATE FOR PRIVATE RD
02/22/95	P.B. APPEARANCE	LA: REV & RET TO WS
01/18/95	WORK SESSION APPEARANCE	SUBMIT

3/6/96

Myra,

THE EXISTING GARAGE THAT IS IN THE
PROPOSED PRIVATE ROAD HAS NOW BEEN
REMOVED.

ERNIE

95-6

Map Number 18-98 City []
Section 51 Block 1 Lot 55 Town [x]
Village [] New Windsor

Title: Marks
(2 sheets)

Dated: May 8, 1995 (Rev) Filed Feb 13, 1998

Approved by Edward Stent

on 1-30-98

Record Owner Marks, Thomas E.

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-6
NAME: MARKS SUBDIVISION
APPLICANT: MARKS, TOM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/06/95	REC. CK. #4733	PAID		600.00	
02/22/95	P.B. ATTY. FEE	CHG	35.00		
02/22/95	P.B. MINUTES	CHG	27.00		
04/12/95	P.B. ATTY. FEE	CHG	35.00		
04/12/95	P.B. MINUTES	CHG	22.50		
09/17/95	P.B. ENGINEER FEE	CHG	181.00		
11/19/97	ADD. ENG. FEE - REAPPROVAL	CHG	44.00		
		TOTAL:	344.50	600.00	-255.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 95-6
NAME: MARKS SUBDIVISION
APPLICANT: MARKS, TOM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
01/28/98	SUB. APPROVAL & REAPPROVAL	CHG	540.00		
01/28/98	REC. CK. #102	PAID		540.00	
		TOTAL:	540.00	540.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 95-6
NAME: MARKS SUBDIVISION
APPLICANT: MARKS, TOM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/98	PERF. BOND AMOUNT	CHG	22595.00		
01/28/98	REC. CK. #104	PAID		22595.00	
		TOTAL:	22595.00	22595.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 95-6
NAME: MARKS SUBDIVISION
APPLICANT: MARKS, TOM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/98	2% OF\$22,595.00 COST ESTIMA	CHG	501.90		
01/28/98	REC. CK. #105	PAID		501.90	
		TOTAL:	501.90	501.90	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 95-6
NAME: MARKS SUBDIVISION
APPLICANT: MARKS, TOM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/98	3 LOT RECREATION FEE	CHG	1500.00		
01/28/98	REC. CK. #103	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00

NOV-18-1997 12:07

MC GOEY, HAUSER&EDSALL

914 562 1413 P.02

AS OF: 11/18/97

CHRONOLOGICAL JOB STATUS REPORT

PAGE: 1

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 6

FOR WORK DONE PRIOR TO: 11/18/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
95-6	132414	09/23/97	TIME	MJE	MC MARKS REAPPROVAL	75.00	0.30	23.50			
95-6	132288	09/24/97	TIME	MJE	MM MARKS SUB REAPPROVAL	75.00	0.10	7.50			
95-6	132572	09/24/97	TIME	MCK	CL RVN COMM MARKD MINOR	28.00	0.50	14.00			
								44.00			
95-6	134054	09/30/97			BILL 97-912 10/10/97					-44.00	
										-44.00	
					TASK TOTAL			44.00	0.00	-44.00	0.00
					GRAND TOTAL			44.00	0.00	-44.00	0.00

TOTAL P.02



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 1 MAY 96 APPLICANT RESUB.
REQUIRED: ?

REAPPEARANCE AT W/S REQUESTED: ?

PROJECT NAME: Markes Addition

PROJECT STATUS: NEW OLD REAPP

REPRESENTATIVE PRESENT: Helen Ullrich

MUNIC REPS PRESENT: BLDG INSP. at building something
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL: corner 95-6

Was cond appl - all met except bond.
time in this law expired

Send letter re intent to reapply

Hold off for now - until they know
what they want to do

4MJJE91 pbwsform

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

***** 9/24/97 Reapproval 270.00 540.00

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 1,500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 181.00
PLANNING BOARD ATTORNEY FEES.....\$ 70.00 + 44.00
MINUTES OF MEETINGS.....\$ 49.50
OTHER.....\$

***** Ret. to applic. 255.50

PERFORMANCE BOND AMOUNT.....\$ X

4% OF ABOVE AMOUNT.....\$ X

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 25,025.00

2% OF APPROVED COST ESTIMATE:.....\$ 501.90
(INSPECTION FEE)

11/20/97
Have fee amts to Tom Marks

fees ①-③ due

106 Sarah Wells Trail
Campbell Hall, New York 10916
September 3, 1997

Myra Mason
Planning Department
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

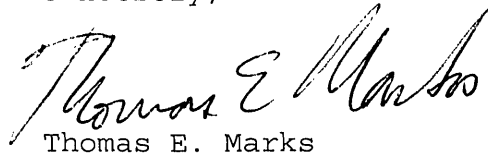
re: Marks Subdivision ✓
Sec. 51, Block 1, Lot 55

✓ Dear Ms. Mason:

Pursuant to my letter of May 1, 1996, I would like to reapply for final approval for the above-captioned subdivision. I understand that I am subject to additional fees for this reapplication. Please let me know at your earliest convenience what steps I must now take to obtain final approval.

Please feel free to call me at 496-5796.

Sincerely,


Thomas E. Marks

Reapproval

RESULTS OF P.B. MEETING

DATE: September 24, 1997

PROJECT NAME: Marks Sub. PROJECT NUMBER 95-6

LEAD AGENCY: * NEGATIVE DEC: *

M) S) VOTE: A N * M) S) VOTE: A N *

CARRIED: YES NO * CARRIED: YES: NO *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) 5 S) 44 VOTE: A 3 N 0 APPROVED: 9/24/97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

180 days

Pay approval fee



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

**NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, SEPTEMBER 24, 1997 - 7:30 P.M.**

TENTATIVE AGENDA

***CALL TO ORDER
ROLL CALL***

APPROVAL OF MINUTES DATED: 8-27-97

PUBLIC HEARING:

1. SQUIRE VILLAGE THEATER SITE PLAN (97-28) QUASSAICK AVE.
(KARTIGANER)

REGULAR ITEMS:

2. Pizzo, John Site Plan (93-4) Rt. 300 (Cuomo)
3. Shannon Acres Subdivision (97-11) Dean Hill Road (Wolinsky)

CORRESPONDENCE:

4. Marks Subdivision (95-6) Request for reapproval due to expiration of original approval on 12/6/96.

DISCUSSION:

ADJOURNMENT

(NEXT MEETING - OCTOBER 8, 1997)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: SQUIRE VILLAGE SHOPPING CENTER SITE PLAN
(SITE IMPROVEMENTS FOR DESTINA THEATERS)
PROJECT LOCATION: NYS ROUTE 94 AND UNION AVENUE
PROJECT NUMBER: 97-28
DATE: 24 SEPTEMBER 1997
DESCRIPTION: THE APPLICATION PROPOSES THE CONVERSION OF THE
FORMER RETAIL MARKET AT THE WEST OF THE SITE TO
A MOVIE THEATER. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 13 AUGUST 1997 AND 27 AUGUST 1997
PLANNING BOARD MEETINGS. THE APPLICATION IS
BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS
MEETING.

1. As previously indicated, the site is located within the "NC" Zoning District of the Town. The theater use is a Use By Right and the "required" bulk information appears correct.
2. At the 27 August 1997 Planning Board meeting, the Applicant was requested to correct the plan to make a minor site plan correction and expand the parking requirements table to include all uses at the existing site. No new plan has been submitted for this meeting and Public Hearing.

Based on same, it is my opinion that the plan being reviewed is not accurate and fully informative. Further, it is necessary that all the parking information be on record, such that the Board can consider the "overlapping" uses and "shared" parking as per the Town Zoning Code Section 48-16(7).

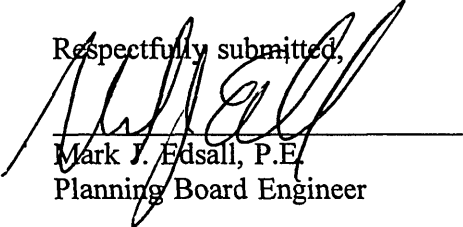
Such that a correct plan can be available for public review and the Board's necessary determinations, it may be appropriate that the Public Hearing be continued to the next meeting, at which time a corrected plan can be reviewed. The Board may wish to discuss this possible action with the Planning Board Attorney.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SQUIRE VILLAGE SHOPPING CENTER SITE PLAN
(SITE IMPROVEMENTS FOR DESTINA THEATERS)
PROJECT LOCATION: NYS ROUTE 94 AND UNION AVENUE
PROJECT NUMBER: 97-28
DATE: 24 SEPTEMBER 1997

3. At subsequent meetings, the Planning Board will need to consider a Determination of Significance under SEQRA, require a site plan Bond Estimate and review any other issues appropriate based on the Public Hearing and Board review.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SQUIRE3.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 24 SEPTEMBER 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A 4,220 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE 34,675 +/- SQUARE FOOT PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 OCTOBER 1996, 23 OCTOBER 1996, 11 DECEMBER 1996, 10 SEPTEMBER 1997 PLANNING BOARD MEETINGS.

1. The Applicant's Engineer has added additional information to the plans as requested at the previous meeting. Some problems still exist, and corrections are needed, as follows:
 - a. Corrections must be made to the elevations and contour/grading information on the plan (see next numbered comment).
 - b. The typical catch basin detail on Sheet DS-1 would appear to indicate 6" cover over drainage pipes. This is unacceptable as a minimum 12" cover must be provided.
 - c. The pipe trench details on Sheet DS-1 are confusing as only half the pipe appears to be provided with the foundation/bedding. This should be clarified.
2. With regard to the site grading shown on the plan, several problems and conflicts exist on the plan submitted. Please note the following concerns:
 - a. The catch basins along the north side of the building are at a higher elevation than the pavement along the building curb line. Grades should be revised.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 24 SEPTEMBER 1997

- b. The catch basin along the north side of the building, with rim elevation 317.98 is inconsistent with the 316 contour which is only 5' away.
- c. The catch basin near the southeast corner of the building has a rim elevation 1' below the adjoining contour 8' away. As well, this catch basin is effectively at nearly the high point of that area of the parking, since the front of the adjoining parking spaces has an elevation 1' lower.
- d. The 312 contour running along the south side of the property creates a 2+ feet fill immediately on the property line. This will cause a need for fill within the State right-of-way, which has not been approved.
- e. The plans do not address the proposed 310 contour, near the entrance off Route 207.
- f. The contours do not define the elevations for the proposed swale, running along the southeast property line of the site.

Based on the several grading/contour problems noted above, the Applicant should re-evaluate the overall grading plan to insure that same is functional and buildable.

- 3. The Planning Board requested that the project sign be depicted. The sign is shown along the southerly property line, although I question whether its location and orientation are appropriate. As well, the Board should discuss whether they require a detail of the proposed sign to be installed.
- 4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 24 SEPTEMBER 1997

5. With regard to SEQRA, a Lead Agency Coordination Letter was previously authorized. Notwithstanding same, the only other involved agency, the NYS Department of Transportation, has already issued a "no objection" statement. As such, I would recommended that an uncoordinated review be performed of this application, with the understanding that DOT will perform any additional reviews as part of their permit issuance process. If the Board so agrees, the Board, as Lead Agency for the site plan review, may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PIZZO3.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)

PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22

PROJECT NUMBER: 97-11

DATE: 24 SEPTEMBER 1997

DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THE
TOTAL 79.4 +/- ACRES INTO 106 SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE AT THE 26 MARCH 1997 PLANNING
BOARD MEETING.

1. As the Board is aware, this is the former Husted-Townsend-Purdy property with a new layout. The property is located within the R-3 Zoning District of the Town and the minimum bulk requirements indicated appear correct for the zone and use group.
2. The Applicant has submitted this twelve (12) sheet set as an update to the Planning Board relative to the proposed subdivision preliminary layout. As depicted, each of the 106 lots appear to provide the minimum required lot area, lot width and lot frontage, although some issues need to be addressed as indicated below.
3. The Applicants have indicated these plans as preliminary subdivision plans; however, I would consider same pre-preliminary since all information necessary for a complete preliminary set has not been included. I believe the Board can review these plans for general layout, but the Applicant must understand that corrections and additions are necessary which may effect the final preliminary set submitted for Public Hearing.
4. My initial review of these plans indicates the following concerns and comments:
 - a. The plans depict wetland areas and ponding areas. It would appear that only the ponding areas have been subtracted from the lot areas to yield the individual net areas. The Board may wish to discuss the impact of the wetland areas on the lot areas, based on the definition contained in Article XI of the Town Zoning Code. A reading of the lot area definition indicates that both areas under water and areas precluded from development must be subtracted from the gross lot area to yield the lot area. This appeared to affect several lots.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
(HUDSON VALLEY DEVELOPMENT CORP.)
PROJECT LOCATION: DEAN HILL ROAD AND RILEY ROAD
SECTION 65-BLOCK 1-LOTS 16.2, 32 AND 35.22
PROJECT NUMBER: 97-11
DATE: 24 SEPTEMBER 1997

- b. The utility and grading plans (Sheets 4, 5 and 6) should include lot number designations for ease of review.
- c. The utility and grading plans do not include proposed grading for the project roadways. It is essential that this be indicated to demonstrate the disturbance area and limits of cuts and fills. If grading extends outside the road right-of-way, temporary construction/grading easements should be indicated. Compliance with Town Roadway Specification side slopes should be accomplished.
- d. Utility and grading plans should identify all individual catch basins and manholes by number, including appropriate invert and rim elevations.
- e. All piping on the utility and grading plans should have the appropriate size and material indicated.
- f. Roadway profiles should all include complete vertical curve information for all roadway intersections and other vertical curves. Compliance with Town Highway Specifications should be demonstrated.
- g. It is preferred that separate utility profile plans be prepared for sewer and water improvements. These would be necessary for agency application, although the Board may wish to consider not requiring these utility profiles and part of the preliminary Public Hearing package.
- h. The preliminary Public Hearing package should include details for roadway construction, utility construction, etc.
- i. The plan should include locations for necessary street lighting.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: SHANNON ACRES MAJOR SUBDIVISION
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PROJECT NUMBER: 97-11
DATE: 24 SEPTEMBER 1997

5. The Applicant previously submitted a preliminary Full Environmental Assessment Form for the project. Inasmuch as some further definition of the project has occurred since early this year, it is recommended that the Board request a new/updated Full Environmental Assessment Form, such that the SEQRA review process can be initiated. Once received, I recommend that the Board authorize a Lead Agency Coordination Letter since several agencies will be involved in approval of this project.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SHANN2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

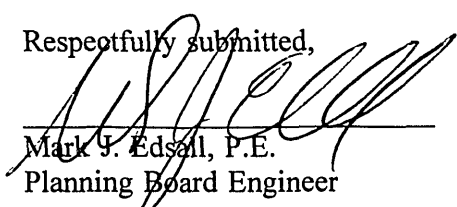
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARKS MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 55
PROJECT NUMBER: 95-6
DATE: 24 SEPTEMBER 1997
DESCRIPTION: THE APPLICATION INVOLVES REAPPROVAL OF THE
SUBDIVISION OF THE EXISTING 7.2 +/- ACRE PARCEL
INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE
PLAN PREVIOUSLY RECEIVED CONDITIONAL
SUBDIVISION APPROVAL ON 12 APRIL 1995.

1. I am not aware of any reason why this minor subdivision could not be considered for reapproval. The Applicant had previously addressed all engineering review comments and the application was approved subject to submitting a Cost Estimate for the private road construction. The Cost Estimate was subsequently submitted and is on record.
2. Prior to reapproving this application, the Board should note, for the record, that they are aware of no conditions on the site or near the site which have changed or would otherwise effect their previous SEQRA determination. As such, the previous Negative Declaration would still be valid and then final approval could again be considered.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARKS.mk

CORRESPONDENCE

MARKS SUBDIVISION (95-6) REQUEST FOR REAPPROVAL DUE TO EXPIRATION OF ORIGINAL APPROVAL ON 12/6/96

MR. PETRO: Request for re-approval due to expiration of original approval on 12/6/96. "Pursuant to my letter May 1, 1996, I would like to reapply for final approval for the above captioned subdivision. I understand that I am subject to additional fees for this reapplication. Please let me know at your earliest convenience what steps I must take to obtain final approval." He already has final approval, he wants to reapply so he wants reapproval you, should tell him it's not for final approval, it is for final but he already has it, he wants an extension.

MS. MASON: No, he needs to reapply.

MR. PETRO: Sincerely, Thomas E. Marks. Mark, when he reapplies, just going to have to tell him what the new codes are.

MR. EDSALL: I think the board in past cases has agreed to process the plans under the old application and then just collect the new approval fees which would be fine.

MR. PETRO: What if we were disturbing more than five acres of land and that was a 1992 application, now--

MR. EDSALL: I looked at the application and I don't see anything new.

MR. PETRO: You already looked at it?

MR. EDSALL: In the comments, I'm telling you I don't believe there is anything new that would affect the approval and I would suggest that you go on record as far as SEQRA saying that you're not aware of anything new, so your previous negative dec is still valid.

MR. PETRO: We're now on record with that motion for how long is it for approval, one year final?

MR. EDSALL: 180 days.

September 24, 1997

36

MR. STENT: Motion we grant Marks minor subdivision
180 day approval.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the
New Windsor Planning Board grant Marks subdivision off
New York State Route 207 180 day final approval.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

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1. I am not aware of any reason why this minor subdivision could not be considered for reapproval. The Applicant had previously addressed all engineering review comments and the application was approved subject to submitting a Cost Estimate for the private road construction. The Cost Estimate was subsequently submitted and is on record.
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Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARKS.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 95-6

NAME: MARKS SUBDIVISION

APPLICANT: MARKS, TOM

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/28/95	REQ. FOR EXTENSION OF APPROVAL . EXPIRES APRIL 6, 1996	90 DAYS GRANTED - FINAL 90 DAY EXTENSION
09/27/95	REQ. FOR EXTENSION OF APPROVAL . EXTENSION OF APPROVAL	90 DAYS GRANTED - EXPIRES 1/7/96
04/12/95	P.B. APPEARANCE (PUBLIC HEARG) . NO PUBLIC ATTENDENCE	NEG DEC - APPR COND - SUBMIT BOND ESTIMATE FOR PRIVATE RD
02/22/95	P.B. APPEARANCE	LA: REV & RET TO WS
01/18/95	WORK SESSION APPEARANCE	SUBMIT

RD 1 Box 655
Sarah Wells Trail
Campbell Hall, N.Y. 10916
May 1, 1996

Myra Mason
Planning Department
Town of New Windsor
555 Union Ave.
New Windsor, N.Y. 12550

re: Marks Subdivision
Sec. 51 Block 1 Lot 55

Dear Ms. Mason:

Based upon my understanding of the discussion held today by Town Engineer Mark Edsall, you and my representative, Helen Ullrich, I am writing to inform you of my intent to reapply for final approval of the above-captioned subdivision within a reasonable period, but not at the present time. Therefore, I request that you retain my file until such time as I reapply.

As Ms. Ullrich informed you, I am actively pursuing a sale of a part of the proposed subdivision. As soon as a potential sale materializes, or, as Mr. Edsall suggested, within six months, I will reapply for final approval and pay all necessary fees.

I appreciate your assistance as well as Mr. Edsall's. If necessary, I can be reached at 496-5796.

Sincerely,


Thomas E. Marks

RESULTS OF P.B. MEETING

DATE: 9 April 10, 1996

PROJECT NAME: Watts Subdivision PROJECT NUMBER 94-6

* * * * *

LEAD AGENCY: _____ * NEGATIVE DEC: _____
 M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A ___ N _____ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Re Approval - Need new application

REAPPLICATION - 4/22/96

X

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN, OR LOT LINE CHANGE APPROVAL

1. Name of Project MARKS
2. Name of Applicant Tom Marks Phone _____
Address 73 Dubois Road New Paltz NY 12561
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Tom Marks Phone _____
Address 73 Dubois Road New Paltz NY 12561
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-3700
Address P.O. Box 687, Route 207, Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting Frederick Moore Phone 294-3700
(Name)
7. Location: On the south side of NYS Route 207
500 feet east (Street)
(Direction)
of Weed Road
(Street)
8. Acreage of Parcel 7.258± acres 9. Zoning District R-1
10. Tax Map Designation: Section 51 Block 1 Lot 55
11. This application is for a four lot subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of January 1995

Beverly J. Clark
Notary Public

BEVERLY J. CLARK
NOTARY PUBLIC, State of New York
No. 4754248
Residing & Appointed in Orange Co.
Commission Expires 5-31-95

x Thomas E Marks
(Owner's Signature)

x Thomas E Marks
(Applicant's Signature)

(Title)

3-30-96

Town of New Windsor
Planning Board
New Windsor, NY

Tom Marks
655 Sarah Wells Dr.
Campbell Hall, NY
10916

Dear Sirs:

I am unable at this time
to post the required bond for
my subdivision. I therefore
request reapproval of the Marks
subdivision.

Sincerely,

Tom Marks

LANC & TULLY P.C.

CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS

P.O. Box 687 — Route 207

Goshen, New York 10924

(914) 294-3700

FAX (914) 294-8609

LETTER OF TRANSMITTAL

TO

MYRA MASONTOWN OF NEW WINDSOR PLANNING BOARD555 UNION AVENUENEW WINDSOR, NY 12550

DATE <u>4/22/96</u>	JOB NO. <u>93-074</u>
ATTENTION <u>MYRA MASON</u>	
RE <u>MARKS SUBDIVISION</u>	
<u>REAPPLICATION</u>	

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via REG. MAIL the following items:☐ Shop drawings☐ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of letter☐ Change order☒REAPPLICATION

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>4/22/96</u>		<u>APPLICATION FOR SUBDIVISION PLAN</u>

THESE ARE TRANSMITTED as checked below:

☐ For approval☐ Approved as submitted☐ Resubmit _____ copies for approval☒ For your use☐ Approved as noted☐ Submit _____ copies for distribution☒ As requested☐ Returned for corrections☐ Return _____ corrected prints☐ For review and comment☐☐ FOR BIDS DUE _____ 19 _____☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

MYRA,

ENCLOSED PLEASE FIND AS PER YOUR REQUEST
A REAPPLICATION FOR THE MARKS SUBDIVISION. IF YOU
HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL
INFORMATION PLEASE CALL ME AT 294-3700.

THANK-YOU

COPY TO

FILE

SIGNED:

[Signature]

CORRESPONDENCE

MARKS, THOMAS SUBDIVISION (95-6) RT. 207 REQUEST FOR REAPPROVAL

MR. PETRO: Request for reapproval. Dear Sirs: I am unable at this time to post required bond for my subdivision. I therefore request reapproval of the Mark's subdivision. Sincerely, Thomas Marks. Mike, could you just bring us up to date on this real quickly?

MR. BABCOCK: Basically, he's said it, he couldn't post the bond and he got an extension, two extensions on his approval and now they are both going to run out so he needs to get a reapproval. He's hopefully got a buyer for one of the lots and he is going to use the money for that lot to post the bond and get this road started and get the project going.

MR. PETRO: Just for the record, this is final approval, not preliminary.

MR. BABCOCK: That is correct.

MR. PETRO: Another extension?

MR. BABCOCK: Wants another final.

MR. KRIEGER: He's out of extensions.

MR. PETRO: He just wants to do another, I thought you're only allowed two?

MR. KRIEGER: He's out of extensions.

MR. BABCOCK: He got his final approval then he came back and got two extensions.

MR. PETRO: He needs another final approval, he will have to pay the fees to get a final approval and he's willing to do that?

MR. BABCOCK: That is correct.

MR. LUCAS: Where is that?

MR. BABCOCK: Route 207 just passed Shirley's Pub, not Shirley's no more, Scully's, Hampton Court and it's going to be the next.

MR. PETRO: How many lots?

MR. BABCOCK: Four lots.

MR. PETRO: Mark, do you have anything?

MR. EDSALL: You should make sure that the attorney's satisfied with the procedure that you go through because it's still an action you may have to consider SEQRA and you have to decide what fees are applicable, what fees are not required, make a decision if it's a new application, if it is just reapproval, keep in mind that the state law said that the approval expired.

MR. LANDER: Has it expired?

MR. EDSALL: Just so I, so you don't jeopardize the applicant, make sure you use the right procedure.

MR. KRIEGER: File new application, pay new fees and you have to make reference in the record to the prior SEQRA finding set forth that there are, you know, you have looked, you have examined, there are no changes if that is the board's desire that they must make mention of that in the record.

MR. PETRO: I think when we say fees, maybe the application fee and approval fee, I don't think he needs to put up the bond again.

MR. LANDER: Well, he didn't put the bond up.

MR. PETRO: There's \$750.

MR. BABCOCK: There's no review but he's got to pay per lot all applicable fees per lot.

MR. PETRO: And the applicable fees, even the recreation fee and all that, I think that is going to

be prohibitive for him. I don't think you have to do that again.

MR. KRIEGER: What in the past have we done?

MR. PETRO: Let's think about this. When you subdivide the lot, you're making the new lot. Therefore, the fee becomes effective. You have created a new lot. He's not creating new lots again, in reality, he's already paid those fees.

MR. LANDER: Has it been filed?

MR. BABCOCK: No.

MR. LANDER: There's no lots to be, there's no lots.

MR. PETRO: How much is it, Mike \$250 a lot just for the recreation fees?

MS. MASON: It's 500.

MR. PETRO: He's already paid that once.

MS. HASON: He hasn't paid that.

MR. EDSALL: Jim I would have to agree with you, I think that there may be a need to collect some fees as far as the processing but the recreation fee, the spirit is creation of new lots. You have collected that money once already.

MR. KRIEGER: If in fact it's been collected.

MR. PETRO: It's still got to be collected.

MR. EDSALL: I don't think you have to collect recreation fees twice.

MR. LANDER: Once is enough.

MR. PETRO: Are we in agreement? Just basically we need to collect the fees that are applicable to the application and the approval?

MR. EDSALL: You're accurate that the review fees are not necessary because you have made the decision tonight that nothing has changed and from a SEQRA standpoint, there's been no zoning changes so there's no review to be done.

MR. DUBALDI: Do we have the power to do that?

MR. PETRO: We have to refer that to the attorney.

MR. KRIEGER: Yes, you do, once an application has been filed, it now would be the cart before the horse then after it's filed, you need to do a SEQR review, say that there have been no changes, we need to put it on the record that there have been no zoning changes and you have reviewed the plan and there are no changes but you can only do that after an application is filed other otherwise there's nothing for you.

MR. BABCOCK: Quite honestly, I told Mr. Marks I didn't think it was necessary for a new application, that is fine, I'll tell him that we'll have to get him to come in with an application, I just thought we'd use the same one and that would be it. I didn't know I made that decision.

MR. KRIEGER: Your take on it Mr. Babcock shows good sense. My advice to the board was based on the law, not necessarily good sense.

MR. BABCOCK: That is fine.

MR. LUCAS: Definitely two different things.

MR. BABCOCK: We'll contact him, have him file a new application and put it back on the agenda.

MR. PETRO: Does everyone else feel that is the right course of action? There's already one application there.

MR. DUBALDI: Which extensions have run out.

MR. LUCAS: Did he give you any idea when he was going to reapply?

MR. BABCOCK: I told him he didn't have to, I thought we had all the information we needed.

MR. LUCAS: As long as he brought the fees in.

MR. BABCOCK: We were going to give him a reapproval tonight, he'd pay the fees and--

MR. DUBALDI: How much is the bond that he can't pay?

MR. BABCOCK: It's a private road bond.

MR. PETRO: \$25,000, something like that.

MR. BABCOCK: Do you have his file?

MR. KRIEGER: It's not like renewal where you have to act within the extension where you have to act within the allowable time. When there is a reapplication, he can reapply at any time. The risk that he runs is the longer that he delays, the more likely it is that there will be some changes. Either SEQRA changes or zoning changes or something would change that would require more extensive review.

MR. PETRO: How much land is involved, is it over the five acres?

MR. EDSALL: I don't recall but I think that Andy's suggestion or guidance to the board that you get an application and then we verify that from a SEQRA standpoint that nothing with the DEC regulations has changed would make sense.

MR. PETRO: Over five acres and we don't even know whether the DEC--

MR. EDSALL: That is right, we'd have to make sure that no more than five acres is being disturbed so we'd have to advise him that he'd have to get that permit and an erosion plan. Let him hand in an application and we'll let him know.

MR. BABCOCK: Bond is \$25,000.

MR. STENT: Can we waive the application fee?

MR. PETRO: Honestly, I don't think so. I don't think even though you might want to do it but we're setting a precedent quite frankly when I come in, I'd like to have mine waived also and that is the problem with doing that or anyone else, Mike or Ron or Carmen wants to do a subdivision somewhere naturally he'd want it waived.

MR. BABCOCK: It's \$50 for the application fee.

MR. PETRO: That is within reason but I think what we're talking about is other items that he might not have had to do then which he might have to do now that we're not aware of.

MR. BABCOCK: If Mark is going to have to review it, if Mark, if you are going to review it for if it's five acres or not whether he needs a study.

MR. EDSALL: If the board has no problem, let me just look at it very, very briefly and if we believe we need to collect the fee, I'll let you know but I don't think we will.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-6

NAME: MARKS SUBDIVISION

APPLICANT: MARKS, TOM

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/07/95	MUNICIPAL HIGHWAY . IF PRIV. RD. IS TO BE FUTURE TOWN RD.-	02/23/95	APPROVED CONNECT TO HAMPTON CT
ORIG	02/07/95	MUNICIPAL WATER	02/08/95	APPROVED
ORIG	02/07/95	MUNICIPAL SEWER	03/30/95	SUPERSEDED BY REV1
ORIG	02/07/95	MUNICIPAL FIRE	02/07/95	APPROVED
ORIG	02/07/95	N.Y.S. DEPT. TRANSPORTATION . SUBMITTED TO D.O.T. BY LANC & TULLY -	11/14/94	NO OBJECTION MAY NEED WORK PERMIT
ORIG	02/07/95		03/30/95	SUPERSEDED BY REV1
REV1	03/30/95	MUNICIPAL HIGHWAY	/ /	
REV1	03/30/95	MUNICIPAL WATER	03/30/95	APPROVED
REV1	03/30/95	MUNICIPAL SEWER	/ /	
REV1	03/30/95	MUNICIPAL FIRE	03/30/95	APPROVED
REV1	03/30/95		/ /	
REV1	03/30/95		/ /	

DISCUSSION

MARKS SUBDIVISION

MR. BABCOCK: One quick thing, Marks subdivision up on 207 just passed, the name was marks, it's a three lot subdivision, just passed Scully's Bar on 207 in his cost estimate now he's getting around to squaring that up in his cost estimate amounts, there was \$2,500 fee in there because the board wanted a garage removed, there was a garage that was either partially in the road or whatever. Since this application and now that he is trying to finalize it, the garage has been removed, we're going to verify that tomorrow and we're going to take that out of his cost estimate. I don't know whether the board has any comments or questions.

MR. PETRO: Why are you asking? I don't understand.

MR. BABCOCK: Just putting it on the record, Jim.

MR. PETRO: The board has no problem with it.

MR. DUBALDI: I don't have a problem with it.

MR. PETRO: Anything else?

MR. BABCOCK: No.

MARKS SUBDIVISION - REQUEST FOR 90 DAY EXTENSION OF
FINAL APPROVAL (95-6)

MR. PETRO: Marks subdivision. Request for 90 day extension. Dear Sir/Madam: I request 90 day extension of the above captioned matter dating from the day of my current extension expires January 7, 1996. Thomas E. Marks.

MR. DUBALDI: Where?

MR. BABCOCK: 207.

MR. PETRO: Our file number 95-6.

MR. BABCOCK: Hampton Court.

MR. EDSALL: This is the second one, Myra?

MR. PETRO: Yes.

MR. VAN LEEUWEN: He's never paid that?

MS. MASON: I think this is the first one.

MR. VAN LEEUWEN: I know the parcel.

MS. MASON: First 90.

MR. KRIEGER: First one, he's entitled to 180.

MS. MASON: He's got that.

MR. KRIEGER: So this is the first of the two 90s that are available.

MR. PETRO: Is there a motion?

MR. VAN LEEUWEN: I so move.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 90 day extension to the Marks subdivision request for 90 day extension. Is

there any discussion from any of the members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. STENT AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. PETRO: With that, do we have a motion for adjournment for the meeting?

MR. VAN LEEUWEN: So moved.

MR. DUBALDI: Second it.

MR. STENT: Before we adjourn, I think we should take a minute and thank Hank for 23 years. I have only had the privilege of working with him for one year and definitely been a learning experience and I wish I can be able to have you sit next to me a little bit longer.

MR. DUBALDI: It's going to be a big loss for the town to not have Mr. Van Leeuwen on this board. Make sure you put that in, too.

MR. PETRO: Echo the thoughts. I have been with you for six years, I appreciate the knowledge that you brought on to me.

MR. VAN LEEUWEN: I have enjoyed it for the last 23 years, February 9 it will be 23 years that I sit on this board. I have enjoyed it thoroughly. I wouldn't be here if I didn't. I bet if I missed 20 meetings all those years is a lot.

MR. PETRO: We'll end it with that, we shouldn't but we will end it. Meeting is adjourned.

Respectfully Submitted By:

Frances Roth
Frances Roth
Stenographer 11/6/96

RD 1 Box 655
Sarah Wells Trail
Campbell Hall, N.Y. 10916
Dec. 13, 1995

Town of New Windsor Planning Dept.
555 Union Ave.
New Windsor, N.Y. 12553

Re: File # 95-6
Marks Subdivision
Route 207

Dear Sir or Madam:

I hereby request a 90-day extension on the above-captioned matter, dating from the day my current extension expires, i.e. Jan. 7, 1996.

Thank you for your cooperation.

Sincerely,



Thomas E. Marks

12/27/95
Granted - final 90 day extension
Expires 4/6/96

MARKS SUBDIVISION

MR. EDSALL: Myra, Marks subdivision, which application number is that?

MS. MASON: 95-6.

MR. EDSALL: 95-6, conditional approval made by the board, there's been some delays in getting all the conditions approved. It involved in some cases reviews and checking up and information by town representatives. I'd suggest since their 180 days to comply with the conditions of approval expires on October 9, I would think it would be fair to the applicant to grant them a 90 day extension to the conditional approval.

MR. PETRO: I certainly don't have a problem. Does any of the members have a problem with that?

MR. VAN LEEUWEN: No, I don't. I'll so move.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded to grant 90 day extension to the Marks subdivision starting what date?

MR. EDSALL: Currently expires October 9, 1995 and this will extend through the 7th of January, 1996.

MR. PETRO: Okay.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. DUBALDI: Make a motion we adjourn.

MR. STENT: Second it.

September 27, 1995

46

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

Respectfully Submitted By:

Frances Roth
10/13/95
Frances Roth
Stenographer

RESULTS OF P.B. MEETING

DATE: 9/21/95

PROJECT NAME: Marks Sub PROJECT NUMBER 95-6

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

90 day extension

(M) V } 5 Ayes
(S) D } 0 Nays

7th of Jan. 1996

LANC & TULLY P.C.

CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS

P.O. Box 687 — Route 207

Goshen, New York 10924

(914) 294-3700

FAX (914) 294-8609

LETTER OF TRANSMITTAL

TO

MYRA MASON - P.B. SECRETARY
 TOWN OF NEW WINDSOR PLANNING BOARD
 555 UNION AVE.
 NEW WINDSOR, NY 12550

DATE	5/11/95	JOB NO	93-074
ATTENTION	MYRA MASON		
RE	MARKS MINOR SUBDIVISION		
	COST ESTIMATE		
	FINAL PLAN		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via REG. MAIL the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	1/17/95	1-2 of 2	PLAN OF SUBDIVISION FOR MARKS LAST REISED 5/8/95
1	5/11/95		COST ESTIMATE FOR PRIVATE IMPROVEMENTS

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

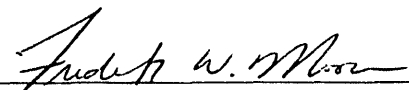
MYRA,
 AS PER YOUR REQUEST PLEASE FIND THE ABOVE-
 MENTIONED ITEMS FOR YOUR FILES. I HAVE FORWARDED
 A COPY OF THE COST ESTIMATE AND FINAL PLAN TO
 MARK EDSELL FOR HIS REVIEW. IF YOU HAVE ANY
 QUESTIONS OR REQUIRE ADDITIONAL INFORMATION PLEASE
 CALL ME AT 294-3700.

THANK-YOU

COPY TO

FILE

SIGNED:



LANC & TULLY P.C.

CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS

P.O. Box 687 — Route 207

Goshen, New York 10924

(914) 294-3700

FAX (914) 294-8609

LETTER OF TRANSMITTAL

TO

MYRA MASON — P.B. SECRETARYTown of New Windsor Planning Board555 UNION AVE.NEW WINDSOR, NY 12550

DATE	7/21/95	JOB NO	93-074
ATTENTION	MYRA MASON		
RE	MARKS MINOR SUBDIVISION		
	DEED DESCRIPTIONS		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via REG. MAIL the following items:☐ Shop drawings☐ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of letter☐ Change order☐

COPIES	DATE	NO.	DESCRIPTION
2	7/13/95		DESCRIPTIONS — LANDS OF MARKS LOTS 1-4
			4 SHD GEE COURT

THESE ARE TRANSMITTED as checked below:

☐ For approval☐ Approved as submitted☐ Resubmit _____ copies for approval☒ For your use☐ Approved as noted☐ Submit _____ copies for distribution☐ As requested☐ Returned for corrections☐ Return _____ corrected prints☐ For review and comment☐☐ FOR BIDS DUE _____ 19 _____☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

MYRAPLEASE FORWARD 1 COPY TO MR. KRIEGERFOR HIS REVIEW AND KEEP 1 COPY FOR YOUR FILES.IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL
INFORMATION PLEASE CONTACT ME AT 294-3700.

COPY TO

FIVE

SIGNED:

Judith W. Mason

CONSTRUCTION COST ESTIMATE

FOR
~~PUBLIC~~ IMPROVEMENTS

Project: MARKS
Location: RT. 207 NEW WINDSOR

Prepared on: 5/11/95
Reduced on: _____

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
I. <u>Streets</u>	50' R.O.W. PRIVATE ROAD					
a) clear, grub, grade, subbase		485'		17 ⁻ LF	8245⁻	
b) foundation course	8" CRUSHED SHALE OR GRAVEL	485'		19 ⁻ L.F.	9215 ⁻	
c) base course						
d) binder course						
e) surface course	DOUBLE SURFACE TREATMENT	485'		13 ⁻ LF	6305 ⁻	
f) curb						
g) sidewalk						
h) entrances to existing roads	REMOVAL OF EXISTING PAVED ENTRANCE WITHIN R.O.W.	145 SY.		5 ⁻ SY	725 ⁻	
i) driveway aprons						
j) temporary turnarounds						
k) miscellaneous	REMOVAL OF GARAGE & WOOD SHED			L.S.	2500 ⁻	
	3' DRAINAGE SWALE	1050 L.F.		5 ⁻ L.F.	5250 ⁻	
	MONUMENTATION			L.S.	1100 ⁻	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND	Less 10% of price installed to date					-
(Subtotal)						
Amount Remaining: \$ _____			SUB TOTAL:	\$ 33340 ⁻	\$ _____	

\$ 25,095.00

CONSTRUCTION COST ESTIMATE

PRIVATE FOR
PUBLIC IMPROVEMENTS

Project: MARKS Prepared on: 5/11/95
Location: RT. 207 NEW WINDSOR Reduced on: _____

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
I. <u>Streets</u>	50' R.O.W. PRIVATE ROAD					
a) clear, grub, grade, subbase		485'		17 L.F.	8245-	
b) foundation course	8" CRUSHED SHALE OR GRAVEL	485'		19 L.F.	9215-	
c) base course						
d) binder course						
e) surface course	DOUBLE SURFACE TREATMENT	485'		13 L.F.	6305-	
f) curb						
g) sidewalk						
h) entrances to existing roads	REMOVAL OF EXISTING PAVED ENTRANCE WITHIN R.O.W.	145 SY.		5 SY	725-	
i) driveway aprons						
j) temporary turnarounds						
k) miscellaneous	REMOVAL OF GARAGE & LOOD SHED			L.S.	2500	
	3' DRAINAGE SWALE	1050 L.F.		5 L.F.	5250-	
	MONUMENTATION			L.S.	1100-	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND (Subtotal)	Less 10% of price installed to date					
Amount Remaining: \$ _____	SUB TOTAL:				\$ 33310	\$ 25095
						- 2500.

Spoke to Mark
11/20/91 - See Memo
from EENIE.
Shed
Removed
Reduce amt.
amt. by 2500.00

... not as noted, kindly notify us at ...

\$22,595.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

July 18, 1995

LANDS OF MARKS

LOT NO. 1

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Lot No. 1, on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point being the intersection of the centerline of the proposed road, Sho Gee Court, with the southeasterly line of NYS Route No. 207, said point being the northwesterly corner of Lot No. 1 herein described and the northeasterly corner of Lot No. 4 as shown on the previously mentioned map; thence running along the southeasterly line of said NYS Route No. 207 being the northwesterly line of lands herein described (1) North 63°-20'-30" East, as per Filed Map No. 8558, a distance of 157.96 feet to a point being the northerly corner of lands herein described and lying on the southwesterly line of lands now or formerly Kiely; thence running along the southwesterly line of lands of said Kiely, being the northeasterly line of lands herein described on the following two (2) courses and distances: (2) South 30°-50'-00" East, a distance of 78.50 feet; and (3) South 35°-26'-00" East, a distance of 110.24 feet to a point being the southerly corner of lands of said Kiely, the easterly corner of lands herein described and lying on the northwesterly line of lands now or formerly Mannoni; thence running along a portion of the northwesterly line of lands of said Mannoni and continuing along a portion of the northwesterly line of lands now or formerly J.N. Caiazzo Construction Corp. (4) South 26°-05'-00" West, a distance of 199.30 feet to a point being the southerly corner of land herein described; thence running along the northerly line of Lot No. 2 as shown on the previously mentioned map being the southerly line of land herein described (5) South 83°-44'-10" West, a distance of 160.00 feet to a point lying on the centerline of the proposed road Sho Gee Court, said point being the northwesterly corner of said Lot No. 2 and the southwesterly corner of lands herein described, said point also being the northeasterly corner of Lot No. 3 and the southeasterly corner of Lot No. 4 as shown on the previously mentioned map; thence running along the easterly line of said Lot No. 4, being the westerly line of lands herein described and along the centerline of said Sho Gee Court (6) North 00°-16'-30" East, a distance of 282.82 feet to the point or place of beginning.

Containing 1.438± acres.

Premises herein described being a portion of Tax Map Lot No. 55, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1994.

DESCRIPTION
LANDS OF MARKS
LOT NO. 1
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

July 18, 1995

Premises herein described being a portion of the same premises as described in Liber 3206 of Deeds at Page 220, as filed in the Orange County Clerk's Office.

Premises herein described being subject to a road right-of-way easement, as shown on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C.

Premise herein described being subject to any easements, rights-of-way, covenants, or restrictions of record.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

July 18, 1995

LANDS OF MARKS

LOT NO. 2

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Lot No. 2, on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point at the centerline of the proposed road Sho Gee Court, said point being the northwesterly corner of Lot No. 2 herein described and the northeasterly corner of Lot No. 3, said point also being the southwesterly corner of Lot No. 1 and the southeasterly corner of Lot No. 4 as shown the previously mentioned map; thence running along the southerly line of said Lot No. 1 being the northerly line of lands herein described (1) North $83^{\circ}-44'-10''$ East, as per Filed Map No. 8558, a distance of 160.00 feet to a point being the southerly corner of said Lot No. 1, the northeasterly corner of lands herein described and a westerly corner of lands now or formerly J.N. Caiazzo Construction Corp.; thence running along southwesterly and northwesterly lines of lands of said J.N. Caiazzo Construction Corp. being the northeasterly and southeasterly lines of lands herein described on the following two (2) courses and distances: (2) South $58^{\circ}-45'-00''$ East, a distance of 183.00 feet; and (3) South $38^{\circ}-34'-00''$ West, a distance of 290.00 feet to a point being the southerly corner of lands herein described and the easterly corner of Lot No. 3 as shown on the previously mentioned map; thence running along the northeasterly line of said Lot No. 3 being the southwesterly line of lands herein described (4) North $41^{\circ}-17'-00''$ West, a distance of 205.25 feet to a point lying on the centerline of the proposed road Sho Gee Court; thence continuing along the easterly line of said Lot No. 3, being the westerly line of lands herein described and running along the centerline of said Sho Gee Court (5) North $00^{\circ}-16'-30''$ East, a distance of 150.00 feet to the point or place of beginning.

Containing $1.421 \pm$ acres.

Premises herein described being a portion of Tax Map Lot No. 55, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1994.

Premises herein described being a portion of the same premises as described in Liber 3206 of Deeds at Page 220, as filed in the Orange County Clerk's Office.

Premises herein described being subject to a road right-of-way easement, as shown on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C.

Premise herein described being subject to any easements, rights-of-way, covenants, or restrictions of record.

marks-#2.des

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

July 18, 1995

LANDS OF MARKS

LOT NO. 3

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Lot No. 3, on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point at the centerline of the proposed road Sho Gee Court, said point being the northeasterly corner of lands herein described and the northwesterly corner of Lot No. 2, said point also being the southwesterly corner of Lot No. 1 and the southeasterly corner of Lot No. 4 as shown the previously mentioned map; thence running along the westerly line of said Lot No. 2 being the westerly line of lands herein described and running along the centerline of said Sho Gee Court (1) South $00^{\circ}-16'-30''$ West, as per Filed Map No. 8558, a distance of 150.00 feet to a point being the westerly corner of said Lot No. 2; thence running along the southwesterly line of said Lot No. 2 being the northeasterly line of lands herein described (2) South $41^{\circ}-17'-00''$ East, a distance of 205.25 feet to a point being the southerly corner of said Lot No. 2, the easterly corner of lands herein described and lying on the northwesterly line of lands now or formerly J.N. Caiazzo Construction Corp.; thence running along the northwesterly line of lands of said J.N. Caiazzo Construction Corp. being the southeasterly line of lands herein described (3) South $38^{\circ}-34'-00''$ West, a distance of 299.00 feet to a point being the southwesterly corner of lands of said J.N. Caiazzo Construction Corp., the southerly corner of lands herein described and lying on the northeasterly line of lands now or formerly First Benmar; thence running along the northeasterly line of lands of said First Benmar, being the southwesterly line of lands herein described (4) North $38^{\circ}-32'-30''$ West, a distance of 483.60 feet to a point being the westerly corner of lands herein described and the southerly corner of lands now or formerly Buckley; thence running along the southeasterly line of lands of said Buckley, being the northwesterly line of lands herein described (5) North $51^{\circ}-28'-41''$ East, a distance of 225.36 feet to a point being the easterly corner of lands of said Buckley, the northwesterly corner of lands herein described and the southwesterly corner of Lot No. 4 as shown on the previously mentioned map; thence running along the southerly line of said Lot No. 4, being the northerly line of lands herein described (6) North $83^{\circ}-44'-10''$ East, a distance of 177.77 feet to the point or place of beginning.

Containing 3.109 \pm acres.

Premises herein described being a portion of Tax Map Lot No. 55, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1994.

DESCRIPTION - continued
LANDS OF MARKS
LOT NO. 3
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

July 18, 1995

Premises herein described being a portion of the same premises as described in Liber 3206 of Deeds at Page 220, as filed in the Orange County Clerk's Office.

Premises herein described being subject to a road right-of-way easement, as shown on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C.

Premise herein described being subject to any easements, rights-of-way, covenants, or restrictions of record.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

July 18, 1995

LANDS OF MARKS

LOT NO. 4

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Lot No. 4, on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point being the intersection of the centerline of the proposed road, Sho Gee Court, with the southeasterly line of NYS Route No. 207, said point being the northeasterly corner of Lot No. 4 herein described and the northwesterly corner of Lot No. 1 as shown on the previously mentioned map; thence running along the westerly line of said Lot No. 1 being the easterly line of lands herein described and running along the centerline of said Sho Gee Court (1) South $00^{\circ}-16'-30''$ West, as per Filed Map No. 8558, a distance of 282.82 feet to a point being the southwesterly corner of said Lot No. 1 and the southeasterly corner of lands herein described, said point also being the northwesterly corner of Lot No. 2 and the northeasterly corner of Lot No. 3 as shown on the previously mentioned map; thence running along the northerly line of said Lot No. 3 being the southerly line of lands herein described (2) South $83^{\circ}-44'-10''$ West, a distance of 177.77 feet to a point being the northwesterly corner of said Lot No. 3, the southwesterly corner of lands herein described and the easterly corner of lands now or formerly Buckley; thence running along the northeasterly line of lands of said Buckley, being the southwesterly line of lands herein described (3) North $33^{\circ}-04'-50''$ West, a distance of 203.67 feet to a point being the westerly corner of lands herein described and lying on the southeasterly line of NYS Route No. 207; thence running along the southeasterly line of said NYS Route No. 207, being the northwesterly line of lands herein described on the following two (2) courses and distances: (4) North $66^{\circ}-59'-10''$ East, a distance of 191.90 feet; and (5) North $63^{\circ}-20'-30''$ East, a distance of 126.00 feet to the point or place of beginning.

Containing $1.290 \pm$ acres.

Premises herein described being a portion of Tax Map Lot No. 55, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1994.

Premises herein described being a portion of the same premises as described in Liber 3206 of Deeds at Page 220, as filed in the Orange County Clerk's Office.

Premises herein described being subject to a road right-of-way easement, as shown on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C.

Premise herein described being subject to any easements, rights-of-way, covenants, or restrictions of record.

marks-#4.des

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

July 18, 1995

LANDS OF MARKS

SHO GEE COURT

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Sho Gee Court, on a map entitled "Plan of Subdivision for Marks, Town of New Windsor, Orange County, New York", dated January 17, 1995, last revised May 8, 1995, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point being the intersection of the centerline of the proposed road, Sho Gee Court, with the southeasterly line of NYS Route No. 207, said point being the northwesterly corner of Lot No. 1 and the northeasterly corner of Lot No. 4, as shown on the previously mentioned map; thence running along the southeasterly line of said NYS Route No. 207, being the northwesterly line of said Lot No. 1 (1) North $63^{\circ}-20'-30''$ East, as per Filed Map No. 8558, a distance of 40.31 feet to a point of curvature being the northeasterly corner of lands herein described; thence running through said Lot No. 1 on the following two (2) courses and distances: (2) on a curve to the left having a radius of 20.00 feet, an arc length of 22.01 feet, as defined by the chord South $31^{\circ}-48'-30''$ West, 20.92 feet to a point of tangency; and (3) South $00^{\circ}-16'-30''$ West, a distance of 280.39 feet to a point lying on the southerly line of said Lot No. 1, being the northerly line of Lot No. 2 as shown on the previously mentioned map; thence running through said Lot No. 2 on the following three (3) courses and distances: (4) South $00^{\circ}-16'-30''$ West, a distance of 86.72 feet to a point of curvature; (5) on a curve to the left having a radius of 20.00 feet, an arc length of 19.47 feet, as defined by the chord South $27^{\circ}-36'-38''$ East, 18.71 feet to a point of reverse curvature; and (6) on a curve to the right having a radius of 60.00 feet, an arc length of 109.13 feet, as defined by the chord South $03^{\circ}-23'-23''$ East, 94.70 feet to a point lying on the southwesterly line of said Lot No. 2, being the northeasterly line of Lot No. 3 as shown on the previously mentioned map; thence running through said Lot No. 3 on the following three (3) courses and distances: (7) continuing on a curve to the right having a radius of 60.00, an arc length of 196.17 feet, as defined by the chord North $37^{\circ}-37'-07''$ West, 119.75 feet to a point of reverse curvature; (8) on a curve to the left having a radius of 20.00 feet, an arc length of 19.47 feet, as defined by the chord North $28^{\circ}-09'-38''$ East, 18.71 feet to a point of tangency; and (9) North $00^{\circ}-16'-30''$ East, a distance of 80.99 feet to a point lying on the northerly line of said Lot No. 3, being the southerly line of Lot No. 4 as shown on the previously mentioned map; thence running through said Lot No. 4 on the following two (2) courses and distances: (10) North $00^{\circ}-16'-30''$ East, a distance of 240.39 feet to a point of curvature; and (11) on a curve to the left having a radius of 20.00 feet, an arc length of 40.82 feet, as defined by the chord North $58^{\circ}-11'-30''$ West, 34.09 feet to a point of tangency lying on the southeasterly line of NYS Route No. 207 being the northwesterly line of said Lot No. 4; thence running along the southeasterly line of said NYS Route No. 207, being the northwesterly line of said Lot No. 4 (12) North $63^{\circ}-20'-30''$ East, a distance of 60.64 feet to the point or place of beginning.

DESCRIPTION - continued
LANDS OF MARKS
SHO GEE COURT
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

July 18, 1995

Containing 0.697± acres.

Premises herein described being a portion of Tax Map Lot No. 55, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1994.

Premises herein described being a portion of the same premises as described in Liber 3206 of Deeds at Page 220, as filed in the Orange County Clerk's Office.

Premise herein described being subject to any easements, rights-of-way, covenants, or restrictions of record.

mrks-sho.des

AS OF: 06/21/95

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 6

FOR WORK DONE PRIOR TO: 06/21/95

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
95-6	84419	02/17/95	TIME	MCK	CL M/RVW COMMENTS	25.00	0.50	12.50				
95-6	84688	02/17/95	TIME	MJE	MC MARKS	70.00	0.50	35.00				
95-6	86042	03/09/95	TIME	MJE	MC MARKS	70.00	0.10	7.00				
95-6	87456	03/22/95	TIME	MJE	MC MARKS	70.00	0.20	14.00				
95-6	89401	04/11/95	TIME	MJE	MC MARKS SUB	70.00	0.50	35.00				
95-6	87983	04/12/95	TIME	MJE	MM COND APPL MARKS SUB	70.00	0.10	7.00				
95-6	89143	04/12/95	TIME	MCK	CL M/RVW COMMENTS	25.00	0.30	7.50				
95-6	89405	04/12/95	TIME	MJE	MC MARKS SUB	70.00	0.10	7.00				
								125.00				
95-6	92033	04/30/95			BILL 95-320 5/15/95 PD						-125.00	
											-125.00	
95-6	93666	06/21/95	TIME	MJE	MC REVIEW MARKS SUB	70.00	0.30	21.00				
					TASK TOTAL			146.00	0.00		-125.00	21.00
					GRAND TOTAL			146.00	0.00		-125.00	21.00

DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NEW YORK 12550

Albert J. Bauman
Regional Director

John B. Daly
Commissioner

June 16, 1995

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

RE: SUBDIVISION FOR MARKS
RTE. 207, MILE MARKER 112.0

Dear Sir:

We have reviewed this matter and please find our comments checked below:

☒ A highway Work Permit will be required

☒ No objection

☐ Need additional information ☐ Traffic Study
☐ Drainage Study

☐ To be reviewed by our Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,


William Elgee
C.E. I Permits
Orange & Ulster County

WE:bd
File:175

cc: Lanc & Tully - Fred Moore

6/21/95 em

" Public Hearing "

RESULTS OF P.B. MEETING

DATE: April 12, 1995

PROJECT NAME: Mark's Subdivision PROJECT NUMBER 95-6

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) ✓ S) D VOTE: A 4 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) ✓ S) S VOTE: A 4 N 0 APPROVED: 4/12/95 Conditionally

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

No Public Attendance at P.H.
Public Hearing Closed

Submit Bond Estimate for private Road

PUBLIC HEARING:

MARKS SUBDIVISION (95-6) RT. 207

Mr. Art Tully from Lanc & Tully appeared before the board for this proposal.

MR. PETRO: We're going to review this again, the board will review it and review the comments and at some time during that discussion, we'll open it up for the public hearing.

MR. TULLY: Art Tully from Lanc & Tully Engineers. Since the last meeting we had at the last meeting we had comments from the engineer. Since that time, we have submitted revised plans and I believe we have addressed the comments that were raised by the engineer at that time. Among the changes we have amended lot lines so that the cul-de-sac and the lots conform to Town Code. We've added notes to the plans regarding the existing garage and existing wood shed that are to be removed.

MR. PETRO: I think we had one right in the road or something.

MR. TULLY: Yeah, right. And we gave additional information regarding to the bulk table, setbacks and areas for both proposed and for required. And we also provide additional information with regard to the private road cross-section and how its construction was to be accomplished. We have also received approval from the New York State DOT for work permit and we have to contact the fire inspector with regard to 911 which we'll do at the completion at the subdivision process.

MR. PETRO: We have fire approval on March 30, 1995 and we have, where is the highway approval, on February 23, '95 and we do have a note if it is to be a future town road to connect to Hampton Court. Mark, do you know anything about that at all?

MR. BABCOCK: Well, that gets into that long discussion relative to the connection and Mr. Marks' initial intent is not to make the connection so I don't believe

there's any intent on the applicant's part but the Highway Superintendent has gone on record if he cares to dedicate it, he would have to proceed with that.

MR. PETRO: So noted. We do have the DOT, no objection, on 11/14/94. Do any of the members have anything they'd like to add to this or go over with the applicant before we open up the public hearing?

MR. VAN LEEUWEN: Art, what's the lot number 3, does he intend to subdivide that?

MR. TULLY: He may subdivide that at some point in the future. It's been designed in a way that if he does intend to subdivide it that that lot would comply with the town requirements. But at this point in time, he's just leaving it at that, he doesn't want to go beyond the number of lots for the minor subdivision.

MR. VAN LEEUWEN: Cause he could move that cul-de-sac up further.

MR. TULLY: Yeah, but if he did, Hank, he wouldn't be able to subdivide in the future. That is one of the things we changed between the last meeting and now after talking with Mark on how the lot line should be arranged for lots along the private drive.

MR. VAN LEEUWEN: We have had a lot of trouble with the perc, how is the perc?

MR. TULLY: Perc was fine, no problems at all.

MR. VAN LEEUWEN: You were involved in Hampton Court.

MR. TULLY: Right, these soils were not any problem whatsoever, they were different on Hampton Court but we got percs over there also but the soils here are a little bit better.

MR. PETRO: Any other questions at this time? Okay, at this time, I'd like to open it up to the public for a public hearing. On March 30, 1995, ten addressed envelopes containing the attached notice of public hearing did go out as sworn to before me this 30 day of

March by Deborah Green, Notary Public. So, if there's anyone here who would like to speak on behalf of this application, please come forward, give your name and address for the stenographer. Being there is nobody here, gentlemen, at this time, if I can entertain a motion to close the public hearing.

MR. VAN LEEUWEN: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the Marks subdivision on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: At this time, open it back up to the board. If there's any further comments, we reviewed this at the February 22 meeting, I believe.

MR. VAN LEEUWEN: Why was it put up for public hearing? What was the reason, on account of the bad perc we had on Hampton Court?

MR. PETRO: We just felt that we, I'm not sure of the exact reason, I think we just wanted to get a little bit more in tune with public hearings instead of waiving. Do you remember the exact reason?

MR. TULLY: I don't. We had requested not and you thought maybe perhaps because of the number of lots in the area it's located in, give people an opportunity to comment, I think that was it.

MR. PETRO: Density around the project.

MR. TULLY: I don't think there's any particular issue.

April 12, 1995

6

MR. DUBALDI: Mark, do you have anything?

MR. EDSALL: No, they have addressed all my previous concerns.

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Marks minor subdivision on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I don't see a big problem, I pass it every day, I'll make a motion to approve.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to the Marks subdivision on Route 207. Is there any further comments?

MR. EDSALL: Just one thing you'll need is the bond estimate for the private road, that is it.

MR. PETRO: Can you take care of it?

MR. TULLY: Yeah, we'll work it out.

MR. PETRO: Subject to the bond estimate being in place, any further discussion from the board members? If not, roll call.

April 12, 1995

7

MR. VAN LEEUWEN: I add that to my motion.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

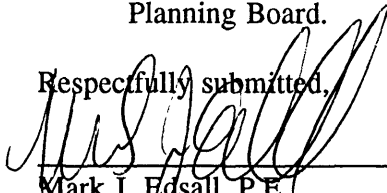
REVIEW NAME: MARKS MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 55
PROJECT NUMBER: 95-6
DATE: 12 APRIL 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING 7.2 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 22 FEBRUARY 1995
PLANNING BOARD MEETING.

1. The Applicant has responded to each of my technical review comments dated 22 February 1995.

At this time I am aware of no outstanding technical issues with regard to this subdivision.

2. Inasmuch as the application is before the Board for a Public Hearing at this meeting, the Planning Board should receive and consider any public comment or concerns. If any such items are identified, I would be pleased to review same, as deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARKS2.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 02, 1995

LANC & TULLY P. C.
P. O. Box 687 - Route 207
Goshen, N. Y. 10924

Re: Tax Map Parcel #51-01-55

Gentlemen:

According to our records, the attached is a list of abutting property owners which you requested from this office.

The charge for this service is \$25.00. Since you have already paid a deposit of \$25.00, there is no further charge due and owing.

Sincerely,

Leslie Cook/co

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Myra Mason

Myra,

*I mailed their
copy to them - This
is your copy -*

Cathy

Manponi, Edith & Jean
Route 207
Rock Tavern, N. Y. 12575 ✓

Kiely, Kevin E. & Lisa M.
1151 Route 207
Rock Tavern, N. Y. 12575 ✓

Buckley, John J. & Kathleen A.
14 Yankee Main Lane
Goshen, N. Y. 10924 ✓

J. N. Caiazzo Construction Corp. &
Drake Maggard Inc.
% Drake Maggard Inc.
112 Sherwood Forest
Middletown, N. Y. 10940 ✓

The First National Bank of Glens Falls ✓
237 Glen Street
Glens Falls, N. Y. 12801

5 Town Officials
+
Reps.

5 Above envelopes

10 Total Mailed 3/30/95 @m

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on April 12 1995 at 7:30 P.M. on the approval of the proposed Subdivision of Lands (Subdivision of Lands)* (Site Plan)* OF Marks Tax Lot 51-1-55 located on the south side of Rt. 207 - 500'± east of Weed Rd. Map of the (Subdivision of Lands) ~~(Site Plan)~~* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: March 13, 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

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Choice Of Soup Or Salad**

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Credit Cards

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121-129 Washington Terrace, Newburgh N.Y. (Near Hess Gas Station upper Broadway)

It is not enough to have great qualities, we should also have the management of them.

—La Rochefoucauld

LEGAL NOTICES * LEGAL NOTICES

(Continued from page 14b)

P.M. on Tuesday, April 18, 1995. Bid forms, including specifications, may be obtained from the Division of Purchase at the above address.

John F. Degnan
Director of Purchases
County of Orange

DATED: March 30, 1995

ADVERTISEMENT FOR BIDS

Receipt of Bids: Sealed Bids on forms prepared by the Engineer will be received by the Town of New Windsor until 11 a.m. (local time) on 17 April 1995, for the Fanewood Drive/Woodthrush Lane Watermain Project, in accordance with the Drawings, Specifications and other Contract Documents prepared by McGoey, Hauser and Edsall Consulting Engineers, P.C., 45 Quassaick Avenue (Route 9W), New Windsor, New York 12553.

Bids will be publicly opened and read at 11:00 a.m. (local time) on 17 April 1995 at the offices of the Town Clerk's office at 555 Union Avenue, New Windsor, New York 12553.

The Information for Bidders, Drawings, Specifications and other Contract Documents may be reviewed at the offices of McGoey, Hauser and Edsall Consulting Engineers, P.C., 45 Quassaick Avenue (Route 9W), New Windsor, New York and obtained from the Town of New Windsor, Town Clerk becoming available on 31 March 1995 upon payment of a deposit of \$35.00 per set. Addenda, if any, will be issued to only those persons whose name and address are on record of having obtained the Contract Documents. The deposit shall be in check form and shall be drawn payable to Town of New Windsor.

The deposit for each set will be refunded upon return of the Contract Documents to the Owner in unmarked and good condition not later than fifteen (15) days following the opening of Bids.

Each bid shall be accompanied by an acceptable form of Bid Guarantee in an amount equal to at least five (5) percent of the amount of the Bid payable to the Town of New Windsor as a guarantee that if the Bid is accepted, the bidder will, within fifteen (15) days after the award of the

Contract, execute the Contract and file acceptable Performance and Labor and Material Payment Bonds and Certificate(s) of Insurance.

OWNERS RIGHTS RESERVED: The Town of New Windsor, hereinafter called the Owner, reserves the right to reject any or all Bids and to waive any informality or technicality in any Bid in the interest of the Owner.

STATEMENT OF NON-COLLUSION: Bidders on Contracts are required to execute a non-collusive bidding affidavit pursuant to Section 103d of the General Municipal Law of the State of New York.

Attention of bidders is particularly called to the requirement as to conditions of employment to be observed and the minimum wage rates to be paid under the Contract, Section 3, Segregated Facilities, Section 109, and Executive Order 11246.

Bidders are also required to comply with the provisions of Section 291-299 of the Executive Law of the State of New York.

No bidder may withdraw his bid within forty-five (45) days after the actual date of the opening thereof.

Subject to the provisions of Article 28, Part III of the New York State Tax Law and the provisions of the Contract Documents, the Owner is exempt from payment of sales and compensating use taxes of the State of New York and cities and counties on all materials supplied to the Owner pursuant to this contract.

The Town of New Windsor hereby notifies all bidders that it will affirmatively insure that in regard to any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the ground of race, color or national origin in consideration of an award.

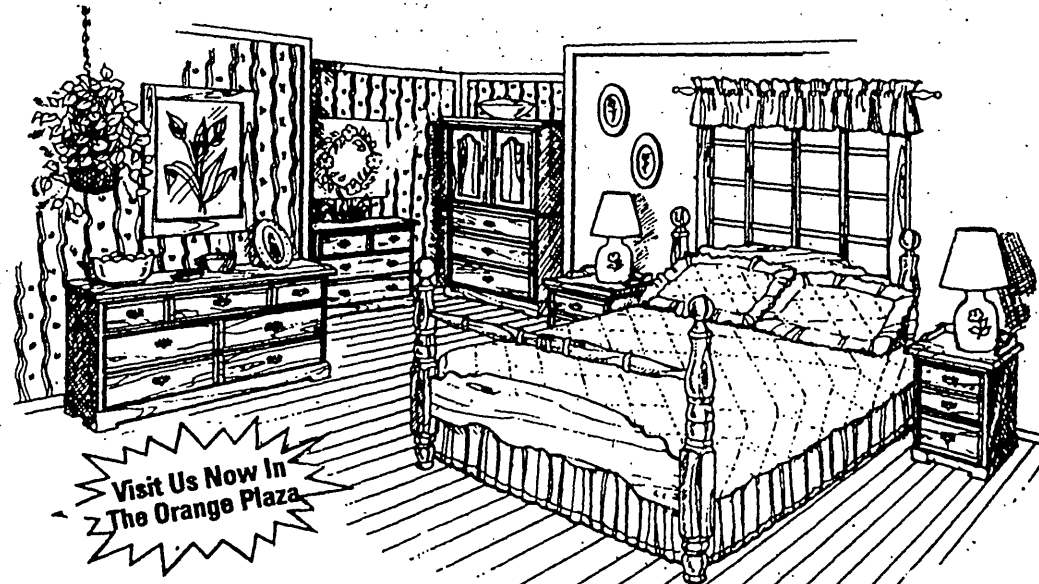
BY ORDER OF TOWN OF
NEW WINDSOR TOWN BOARD

McGoey, Hauser and Edsall
Consulting Engineers, P.C.
45 Quassaick Avenue (Route 9W)
New Windsor, New York 12553
(914) 562-8640

By Dorothy H. Hansen
Town Clerk
Dated: 30 March 1995

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LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on April 12, 1995 at 7:30 P.M. on the approval of the proposed Subdivision of Lands (Subdivision of Lands)* (Site Plan)* OF Marks Tax Lot 51-1-55 located on the south side of Rt. 207 - 500' east of Weed R. Map of the (Subdivision of Lands)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: March 13, 1995

By Order of
TOWN OF NEW WINDSOR
PLANNING BOARD
James R. Petro, Jr.
Chairman

PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 6

Request of William B. Novotny
for a VARIANCE of the Zoning Local Law to permit:

existing 6 foot wooden fence which protects closed to the road (Guensey Dr.) that principle residence

being a VARIANCE of Section 48-14C(e) of supplementary yard regulations for property situated as follows:

23 Guensey Drive, New Windsor, NY
known as tax lot section 78 Block 11
Lot #2

SAID HEARING will take place on the 10th day of April, 1995, at New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock P.M.

JAMES NUGENT
Chairman
By Patricia A. Barnhart, Secy.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

March 30, 1995

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

RE: Marks Minor Subdivision
Town of New Windsor
Orange County, New York

Dear Mr. Petro:

Enclosed please find ten sets of plans entitled "Plan of Subdivision for Marks", dated January 17, 1995, last revised March 28, 1995. These plans have been revised in accordance with the Town of New Windsor Planning Board Review Comments dated February 22, 1995. For your convenience, I have numbered my responses to correspond with each comment.

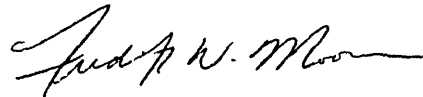
1. The bulk table has been revised to show the correct "proposed" minimums and maximums for each lot as well as acknowledging a pre-existing non-conformance for the front yard setback of Lot #1.
2. The property lines have been revised to indicate ownership to the centerline of the private road as suggested. The areas of each lot have been provided in the "lot calculations" table showing the gross area, net area and road easement area with regard to each lot.
- 3a. The proposed well on Lot #2 has been moved to allow for a $220\pm'$ separation from the proposed sanitary disposal system to the east. Similarly, the proposed well on Lot #4 has been moved to allow for a $106\pm'$ separation from the proposed sanitary disposal system of Lot #4.
- 3b. The existing garage has been revised to indicate "to be removed". The existing drive has been labeled to be removed within right-of-way and a proposed drive has been indicated for Lot #1.
- 3c. The existing wood shed on Lot #1 has been revised to indicate "to be removed".
- 3d. The existing sanitary system for Lot #1 has been indicated on the plans.
4. At the February 22, 1995 Planning Board meeting, the Planning Board determined that they would not require verification of soils testing for the proposed lots.
5. The private road cross-section has been revised to comply with the requirements in the Town Code.

6. The naming of the proposed private road and numbering associated with the 911 policy/procedures will be coordinated with the Town Fire Inspector.
7. This plan has been submitted to the NYSDOT for review. They have reviewed the proposed access and have no objection. A highway work permit for any work done within the State Right-of-Way will be obtained.
8. The Planning Board assumed the position of "lead agency" at the February 22, 1995 Planning Board meeting.
9. A Public Hearing has been scheduled for April 12, 1995.
10. No response necessary.

We trust that these revisions are complete. Please place this project on the April 12, 1995 agenda for Public Hearing. If you should have any questions or need further information, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, P.C.


Frederick W. Moore

FM:gjl
Enc.

RESULTS OF P.B. MEETING

DATE: February 22, 1995

PROJECT NAME: Mack's Subdivision PROJECT NUMBER 95-6

LEAD AGENCY:

* NEGATIVE DEC:
*

M) D S) L VOTE: A 4 N 0

* M) S) VOTE: A N
*

CARRIED: YES ✓ NO

* CARRIED: YES: NO
*

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES ✓ NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Property lines must go to center of Road

Change the word "abandoned" to "removed" for Shell
more distance required between well

Need note on plans
Private lot easements required (Andy Knight to Approve)

"Out House" to be removed

Public Hearing will be required (Schedule Date at next meeting)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARKS MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 55
PROJECT NUMBER: 95-6
DATE: 22 FEBRUARY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING 7.2 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 Zoning District. The "required" information shown on the plan appears correct for the zone and use group. Each lot appears to meet the minimum bulk requirements; however, I believe corrections are necessary to the "proposed" portion of the bulk table. As well, the bulk table should acknowledge a pre-existing non-conformance with regard to front yard setback of proposed Lot 1, relative to Route 207.
2. The plan does not clearly indicate the ownership of the private road. It is recommended that the individual properties owned to the centerline of the private road, in front of their respective lot. Once the property lines are clarified, the area of each lot on the plan should be provided both as a "gross" number and a "net" number.
3. With regard to the layout of the subdivision, based on my concept review, I have the following comments:
 - a. The spacing between the well of proposed Lot 2 and the proposed sanitary disposal system to the east appears to be exactly the minimum 200 feet. As well, the spacing between the well and disposal system on Lot 4 appear to be exact minimums. It is recommended that some flexibility be shown on the plan to provide for somewhat greater than the absolute minimum requirement (especially when it can be accomplished).

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MARKS MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 55
PROJECT NUMBER: 95-6
DATE: 22 FEBRUARY 1995

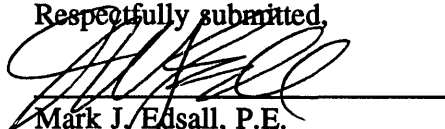
- b. An affirmative way of removing the existing garage indicated "to be abandoned", as well as the associated drive, should be discussed.
 - c. The existing wood shed on proposed Lot 1 would appear to be a zoning compliance problem. The Building Inspector should be consulted and, following same, it is likely that this would also be required to be removed.
 - d. The existing sanitary system is not indicated relative to proposed Lot 1. This should be shown and proper spacing should be maintained to all adjoining lot improvements.
- 4. With regard to the sanitary disposal systems, the Applicant has submitted percolation tests and deep test results for the individual lots. The Board must determine if it is their requirement that this testing be witnessed by a representative of our office.
 - 5. The private road cross-section depicted on Sheet 2 of the drawings does not comply with the requirements in the Town Code. The Applicant's Engineer should familiarize himself with the construction specifications and correct the detail.
 - 6. As per the 911 policy/procedures adopted by the Town, this project will require assignment of street name and numbering during the Planning Board review process. This should be coordinated with the Town Fire Inspector.
 - 7. Submittal of this plan/application to the New York State Department of Transportation will be required.
 - 8. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: MARKS MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 55
PROJECT NUMBER: 95-6
DATE: 22 FEBRUARY 1995

9. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
10. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARKS.mk

MARKS SUBDIVISION (95-6) RT. 207

Art Tully from Lanc & Tully appeared before the board for this proposal.

MR. PETRO: This is with the New York State DOT on February 7, I mean, 11/14/94, it came back with no objection but it may need a work permit. So let's just leave it at that for now.

MR. TULLY: The Mark subdivision is located on Route 207 right next to the subdivision on Hamilton Court approximately 7 1/2 acres in size and it contains existing house and an existing driveway into the house. The proposal is to subdivide the property into 4 lots. Lot number one would be the house and the existing house, the other three lots would be new proposed lots for new houses. The lots would be served by a private road which we'll develop off 207 in the same area as the existing driveway is located presently, that was the location approved and reviewed by the New York State DOT. Each of the lots would be at least an acre in size, approximately 1.25 acres in size and they would each be served by individual wells and septic systems. We have done soil tests at the site. The soils there are acceptable for septic systems. And we have met at the work sessions with the consultants for the town and have brought the plans to this stage. We're requesting, if the board's agreeable, to consider scheduling it for a public hearing at its next meeting.

MR. LANDER: The only thing I see on here is that they are getting access to this private road, we're going to have to be joint owners in this private road so the property lines are going to have to go to the middle of the road, I believe, Mark, is that right?

MR. EDSALL: Correct, it wasn't clear, I believe from the plan who was proposed to own the private road property itself. The board normally prefers that the lines go to the center of the right-of-way, actually I have no objection to that.

MR. PETRO: The existing garage to be abandoned which is right in the center of the road I'd like to see that

changed instead of abandoned, put removed if you can do that.

MR. TULLY: Okay.

MR. PETRO: Reason is obvious they can abandon it.

MR. LANDER: Drive through it.

MR. PETRO: There's ten items on Mark's, under Mark's comments, some of which we can clean up tonight this is the first time we've seen this.

MR. TULLY: Yes.

MR. PETRO: You mentioned public hearing also. It's not necessarily a hundred percent that we would have to have a public hearing. We could waive it under the New Windsor discretionary judgment. I am not saying that we would or wouldn't but we have that option, we could.

MR. LANDER: Didn't we have problems with drainage on this end of Hampton Court?

MR. PETRO: I don't know if there was drainage problem, maybe Henry knows unfortunately he's not here. The sanitary system, Mark, is 200 feet from the well but you want to see some more distance put between that, even though it's the minimum.

MR. EDSALL: I'd like to see them if there's the ability to be above the bear minimum, do so at this point, there are some spaces that are exactly at the minimum so that is something they can shift and give it a little bit more room.

MR. TULLY: Yeah, I think we have the ability to do that. In regards to the drainage on Hamilton Court, we represented the owner of Hampton Court, the drainage problem as you see on the map this is the section of Hampton Court that was extended for the new lots that are proposed last year, the drainage problem is back in front of the existing house, and it was actually in the swales that were heading out towards 207. There was no drainage coming from Hampton Court onto this property.

It was heading in a northerly direction rather than a westerly one and I believe that was resolved Mark, I think between the town and the developer of the property.

MR. EDSALL: As far as I understand whatever improvements are necessary to correct the deficiencies are listed in the bond for the further subdivision, which was submitted under Hampton Court, Maggard.

MR. TULLY: Right.

MR. PETRO: The radius of the cul-de-sac there, Mark, I see they have 60 foot there. Is there a minimum on a private road?

MR. EDSALL: I believe they meet the requirements for private. I'll just doublecheck.

MR. PETRO: Someone take a look at number 8, see if we want to go along with that, please.

MR. DUBALDI: I make a motion we declare lead agency under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Marks minor subdivision on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. EDSALL: Just for the record, I thought I checked that and in fact that is the correct values both important for right-of-way easements, cul-de-sac diameter and as well the paving.

MR. KRIEGER: With respect to the private road being owned and so forth, it will be necessary to have reciprocal easements so each one of the owners can use the private road and prior to any final approval, I should see that that should be able to be done.

MR. TULLY: Okay.

MR. KRIEGER: It can be most easily accomplished by deeds if they are already separate parcels. If it's one joint parcel, I will, I would be happy to consider any alternative that is suggested in terms of accomplishing the reciprocal easement but it has to be a matter of record.

MR. PETRO: Mark, the existing wood shed on lot number one, we don't want to create anything that would need a variance further down the road, is that far enough off the property line?

MR. EDSALL: No, we looked at that. My assumption there was a problem, Mike confirmed it was correct, it's now considered a front yard, therefore it cannot be there so that would have to be removed.

MR. TULLY: It's an outhouse so it can be taken right out, we were being kind in calling it a wood shed, I guess.

MR. PETRO: Conceptually, does anyone have a problem because I'd like to see if he can go back, either get together with Mark or schedule another workshop to go over some of these comments, some of them look like they just would be housekeeping.

MR. DUBALDI: Mark, what's the problem with the private road cross-section? I see that comment number 5.

MR. EDSALL: They just have to look at text of the private road law, it doesn't meet the dimension requirements for shoulders and then the swale on the side and the type of material being used so they have basically got to create a new detail that meets the New Windsor standard.

MR. PETRO: Anyone want to shed any light on the public hearing?

MR. LANDER: I think we should have the public hearing, yes. I'm only one board member.

MR. PETRO: No, I'm in agreement with you on this only because of other things that have been happening.

MR. DUBALDI: We should definitely keep the neighbors informed.

MR. PETRO: There's quite a few of them in the area.

MR. LANDER: Do you need that in the form of a motion?

MR. EDSALL: I think you should, if you think it's appropriate. If you can authorize the chairman to set the date once these other items are resolved and the plans are ready.

MR. PETRO: I don't want to hold this up. I'd rather see the plans once they are a little bit more complete and further along before we set the public hearing, I don't want you to come in public hearing night and go over this again.

MR. TULLY: Do we have to come back to another meeting to schedule a public hearing?

MR. PETRO: Well, I'd like to schedule it at the next meeting, yes, I'd like to see the plans a little bit more complete.

MR. TULLY: Okay. The question I have is regards to the joint site inspection, is that something we should discuss tonight, Mark, as far as septic are concerned?

MR. EDSALL: Yeah, I know the board showed some sensitivity towards results of perc test on the adjoining subdivision, is this something that the board cares to have perc tests witnessed or not?

MR. LANDER: It would be by the building inspector's office.

MR. BABCOCK: No.

MR. EDSALL: If he wants to, probably be somebody from our office, that is what we have been doing.

MR. PETRO: You do it yourself, normally you're going to give us the information who is going to witness the test.

MR. TULLY: We have done them already, our office and the problem is the time of the year to go back out to do perc tests in February, March, is kind of tough. Mark, did you have any problems when we did the joint inspection and this information that we submitted last time on the adjoining subdivision?

MR. EDSALL: On the adjoining property, once they have located the areas that had acceptable percolation rates, we had no problem.

MR. PETRO: I think having a good record with Mark's office and with the Planning Board, we can accept your findings on the perc test. Anyone have anything to add?

MR. DUBALDI: No.

MR. PETRO: I think we have gone as far as we can.

MR. KRIEGER: With respect to the reciprocal easements, I was just thinking I don't think it's exclusive but perhaps a note on the map to that effect would be helpful, would be one step.

MR. TULLY: All right.

MR. PETRO: Art, a lot of this is going to be housekeeping, probably get it done by next meeting. We'll have you on the agenda at the next meeting. We'll set you up for a public hearing. So you are about a month's timeframe.

MR. TULLY: Thank you very much and thanks for your consideration.

LANC & TULLY P.C.

CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS

P.O. Box 687 — Route 207

Goshen, New York 10924

(914) 294-3700

FAX (914) 294-8609

LETTER OF TRANSMITTAL

TO

MYRA MASON - P.B. SECRETARYTOWN OF NEW WINDSOR555 UNION AVE.NEW WINDSOR, NY 12550

DATE	2/15/95	JOB NO	93-074
ATTENTION	MYRA MASON		
RE	MARKS SUBDIVISION		
	TOWN OF NEW WINDSOR		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via REG. MAIL the following items:☐ Shop drawings☐ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of letter☐ Change order☐

COPIES	DATE	NO.	DESCRIPTION
1			AGRICULTURAL DATA STATEMENT
1			FLOOD PLAIN APPLICATION

THESE ARE TRANSMITTED as checked below:

☐ For approval☐ Approved as submitted☐ Resubmit _____ copies for approval☒ For your use☐ Approved as noted☐ Submit _____ copies for distribution☒ As requested☐ Returned for corrections☐ Return _____ corrected prints☐ For review and comment☐☐ FOR BIDS DUE _____ 19 _____☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

MYRA,

AS PER YOUR REQUEST PLEASE FIND THE
ABOVE - MENTIONED ITEMS FOR YOUR FILES. IF YOU
HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION
PLEASE CALL ME AT 294-3700.

THANK - YOU

COPY TO

FILE

SIGNED:

Judith W. Mason

P.B. #95-6 Application Fee

THOMAS E MARKS

TEL 914-255-5449

LIC 535 800 225

73 DU BOIS RD

NEW PALTZ, NY 12561

CMA® Cash Management Account

4734

2-6

1990

25-80 440

PAY TO THE
ORDER OF

Town of New Windsor

\$ 50.00

fifty and xx/100

DOLLARS

Merrill Lynch

BANK ONE.

MEMO

Thomas Marks

⑆044000804⑆ 960121502879⑈ 4734

P.B. #95-6 ESCROW

THOMAS E MARKS

TEL 914-255-5449

LIC 535 800 225

73 DU BOIS RD

NEW PALTZ, NY 12561

CMA® Cash Management Account

4733

2-6

1990

25-80 440

PAY TO THE
ORDER OF

Town of New Windsor

\$ 600.00

Six Hundred and xx/100

DOLLARS

Merrill Lynch

BANK ONE.

MEMO

Thomas Marks

⑆044000804⑆ 960121502879⑈ 4733

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

205 - 0

February 1, 1995

Ms. Myra Mason
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

RE: Plan of Subdivision for Marks
Town of New Windsor

Dear Myra,

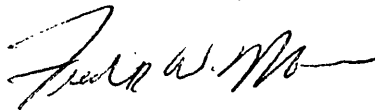
Enclosed please find ten sets of plans entitled "Plan of Subdivision for Marks", dated January 17, 1995, last revised January 31, 1995. Enclosed also please find the following:

- ☛ Application for Subdivision Plan
- ☛ Proxy Statement
- ☛ Town of New Windsor Planning Board Minor Subdivision Checklist
- ☛ Short Environmental Assessment Form

Please place this project on the next available Planning Board agenda for review and notify me of the appropriate fees so that I may forward them to the applicant. If you should have any questions or need further information, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, P.C.



Frederick W. Moore

FM:gjl
Enc.

marksubd.fm

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 6

DATE PLAN RECEIVED: RECEIVED MAR 30 1995 Rev 1

The maps and plans for the Site Approval Marks

Subdivision _____ as submitted by

Cane & Tully for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ There is no

town water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. CAmo-3-3091
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 30 March 1995
SUBJECT: Marks Subdivision

Planning Board Reference Number: PB-95-6
Dated: 30 March 1995
Fire Prevention Reference Number: FPS-95-021

A review of the above referenced subject subdivision plan was conducted on 30 March 1995.

This subdivision plan is acceptable.

Plans Dated: 28 march 1995 Revision 2

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 6

DATE PLAN RECEIVED: RECEIVED FEB 7 1995

The maps and plans for the Site Approval Marks

Subdivision _____ as submitted by

Cane & Tully Eng. for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

There is no town water in this

area.

HIGHWAY SUPERINTENDENT DATE

John D. Do CAMO - 2-8-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 6

DATE PLAN RECEIVED: RECEIVED FEB 7 1995

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason If private road
is to become a town road in the future I would
like to see it connect to Hampton Ct.

J. J. G. Jr. 2/23/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 7 February 1995
SUBJECT: Marks Subdivision

Planning Board Reference Number: PB-95-6
Dated: 7 February 1995
Fire Prevention Reference Number: FPS-95-009

A review of the above referenced subject site plan was conducted on 7 February 1995.

Please have developer provide street name for this subdivision plan.

This site plan is acceptable.

Plans Dated: 31 January 1995 Revision 1


Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 05 - 6
WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: MAILE REQUIRED: Full
PROJECT NAME: Mark's Sub
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Fred Moore
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) Ken Lander

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call P/R ; add Xsect.
- propose T-turnaround not cul-de-sac
ROW should be code " " " 100' finished
- do they want T or cul-de-sac 120' ROW
- proposed bulk
- SFR.
- P/R road name -
- DOT -
- avoid variance - move road to 90° and
propose setback shd be 15' dimension
- who is responsible for taking down
garage.

4MJE91 pbwsform

95-6

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

November 3, 1994

Mr. William Elgee
New York State Department
of Transportation
112 Dickson Street
Newburgh, NY 12250

RE: Sketch Plan for Marks
Town of New Windsor

Dear Mr. Elgee:

As per our telephone conversation of November 2, enclosed please find a copy of a plan entitled "Sketch Plan for Marks", Town of New Windsor, Orange County, New York. As discussed previously, the applicant would like to utilize the existing paved drive entrance off of NYS Route 207 for access to three proposed building lots. Preliminary discussions with the Town of New Windsor Planning Board have proved successful as Town Regulations will allow a *private road* as access to six lots maximum as long as two have frontage onto NYS Route 207. We are proposing only four lots including the existing house as Lot #1.

As discussed, I would appreciate receiving any comments or recommendations as to the procedure of obtaining a permit, if necessary, for the work involved for using this existing entrance as access for a subdivision. Please address you comments directly to the Planning Board of the town of New Windsor at the following address:

Mr. James Petro
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

If you should have any questions or need further information, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, P.C.



Frederick W. Moore

FM:gjl
Enc.
sketplan.fm

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert J. Bauman
Regional Director

John C. Egan
Commissioner

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, N.Y. 12553

RE: SKETCH PLAN FOR MARKS
RT. 208

Dear Sir:

We have reviewed this matter and please find our comments checked below:

_____ A Highway Work Permit will be required.

XX No Objection

_____ Need additional information _____ Traffic Study
_____ Drainage Study

_____ To be reviewed by Regional Office

_____ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: PAVED ACCESS TO SERVE LOTS 1,2,3 & 4 AS PER PLANS DATED 8/24/94. ANY WORK DONE WITHIN THE STATE RIGHT-OF-WAY WILL REQUIRE A HIGHWAY WORK PERMIT. SHOWING RT 208 AND PROPOSED ACCESS.

Very truly yours,

W. Elgee

William Elgee
C.E. I Permits
Orange & Ulster County

WE:bd

cc: Fred Moore, Lanc & Tully



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

95-6

FAX MEMO

TO: Mark Edsall, P.E.
ATTN: _____
FAX NUMBER: _____
NUMBER OF PAGES (INCLUDING COVER SHEET) 3
FROM: Myra
DATE SENT: 11/14/94 TIME SENT: _____

MESSAGE: Mark,

Do you know anything about
this? Please advise.

(m)

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ✓

98-6
RECEIVED FFB 7 1995

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project MARKS
2. Name of Applicant Tom Marks Phone 914 258 5449
Address 73 Dubois Road New Paltz NY 12561
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Tom Marks Phone _____
Address 73 Dubois Road New Paltz NY 12561
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone 294-3700
Address P.O. Box 687, Route 207, Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting Frederick Moore Phone 294-3700
(Name)
7. Location: On the south side of NYS Route 207
500 feet east
(Street)
(Direction)
of Weed Road
(Street)
8. Acreage of Parcel 7.258± acres 9. Zoning District R-1
10. Tax Map Designation: Section 51 Block 1 Lot 55
11. This application is for a four lot subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of January 1995

Beverly J. Clark
Notary Public

BEVERLY J. CLARK
NOTARY PUBLIC, State of New York
No. 4754243
Residing & Appointed in Orange Co.
Commission Expires 5-31-95

x Thomas E Marks
(Owner's Signature)

x Thomas E Marks
(Applicant's Signature)

(Title)

RECEIVED FEB 7 1995

25-1 6

PROJECT I.D. NUMBER

617.21

SEQR

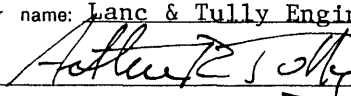
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Thomas E. Marks	2. PROJECT NAME MARKS
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Project lies on the south side of Route 207 - 500'± east of Weed Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project involves the subdivision of a 7.258± acre parcel into four single family residential lots utilizing a 340'± private cul-de-sac for access. Lot #1 will remain as an existing lot.	
7. AMOUNT OF LAND AFFECTED: Initially 7.258± acres Ultimately 7.258± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals New York State Department of Transportation Highway Work Permit Town of New Windsor Planning Board Subdivision Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Lanc & Tully Engineering and Surveying, P.C. Date: 2/1/95	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

THOMAS MARKS, deposes and says that he
resides at 73 DuBois Rd New Paltz, NY
(Owner's Address)

in the County of Ulster
and State of New York

and that he is the owner in fee of 1153 Rt 207
Rock Tavern, NY

which is the premises described in the foregoing application and
that he has authorized Lanc & Tully, P.C.
to make the foregoing application as described therein.

Date: 1-20-95

Thomas E Marks
(Owner's Signature)

Beverly Clark
(Witness' Signature)

BEVERLY J. CLARK
NOTARY PUBLIC, State of New York
No. 4754243
Residing & Appointed in Orange Co.
Commission Expires 5-31-95

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees (to be forwarded by Owner)
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. Final Surveyor's certification.
12. Final Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. Final A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. X Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. Final A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Final Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Final Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. x Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Final Provide "septic" system design notes as required by the Town of New Windsor.
31. x Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. x Indicate percentage and direction of grade.
33. x Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. Final Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Arthur J. Kelly PE*
Licensed Professional

Date: 2/1/95

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Tom Marks
73 DuBois Rd.

New Paltz, NY 12561

2. Description of proposed project and its location:

Project involves the subdivision of a 7.258± acre parcel into four
single-family residential lots utilizing a 340'± private road cul-
de-sac as access off of Rt. 207- 500'± east of Weed Rd.

3. Name and address of any owner of land within the
Agricultural District: N/A

4. Name and address of any owner of land containing farm
operations located within 500 feet of the boundary of the
subject property. N/A

5. A map is submitted herewith showing the site of the proposed
project relative to the location of farm operations
identified in this statement. N/A

NO FLOODPLAIN

Marks Subdivision-Town of New Windsor

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

(First Name) Tom (MI) Marks (Last Name)

Street Address: _____ 73 DuBois Rd. _____

Post Office: _____ New Paltz _____ State: _____ NY _____ Zip Code: 12561

Telephone: () _____ - _____

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () ____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () ____ - _____

NO FLOODPLAIN

NO FLOODPLAIN

PROJECT LOCATION

Street Address: _____ Tax Map No. _____

Name of, distance and direction from nearest intersection or other landmark

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

____ New Construction
____ Addition
____ Alteration
____ Relocation
____ Demolition
____ Replacement

Structure Type

____ Residential (1-4 family)
____ Residential (More than 4 family)
____ Commercial
____ Industrial
____ Mobile Home (single lot)
____ Mobile Home (Park)
____ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

2-15-90
Date

X Thomas M. [Signature]
Signature of Applicant

LEGEND:
 --- EXISTING CONTOUR
 --- UTILITY POLE
 --- UTILITY LINE
 --- STONE WALL
 --- PROPOSED SWALE
 --- PROPOSED SEWAGE DISPOSAL SYSTEM
 --- PROPOSED CONTOUR

SUB DIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON **JAN 30 1998**
 BY *Edward Stent*
 EDWARD STENT,
 SECRETARY

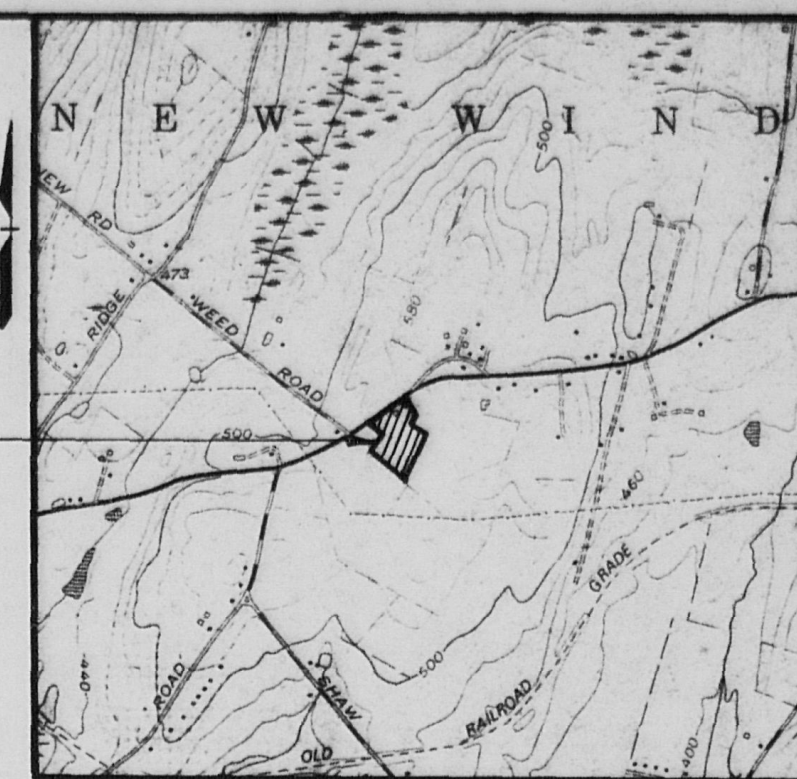
NIF
 BUCKLEY
 L 2325 P 163
 51-1-56

NIF
 KIELY
 L 2798 P 264
 51-1-54.1

NIF
 MANNONI
 L 2203 P 866
 51-1-54.21

NIF
 J.N. CAIAZZO CONSTRUCTION CORP
 AND DRAKE MAGGARD, INC.
 L 2710 P 308
 51-1-106

NIF
 J.N. CAIAZZO CONSTRUCTION CORP
 AND DRAKE MAGGARD, INC.
 L 2710 P 308
 51-1-106



LOCATION PLAN
 TAKEN FROM U.S.G.S. MAYBROOK QUADRANGLE
 SCALE: 1"=2,000'

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- GROUND WAS COVERED WITH SNOW AT TIME OF SURVEY.
- TOPOGRAPHY AND BOUNDARY SHOWN HEREON IS TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY, P.C. ON DECEMBER 23, 1993 AND IS BASED ON A MAP ENTITLED "SUBDIVISION OF LANDS FOR EDITH MANNONI & JERRY CAIAZZO, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK" DATED NOVEMBER 7, 1985, LAST REVISED JULY 10, 1987 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 28, 1987 AS MAP NO. 8558.
- REFERENCES OF MAPS ENTITLED:
 - "SURVEY PREPARED FOR J.N. CAIAZZO CONSTRUCTION CORPORATION AND DRAKE MAGGARD INC., TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 5, 1993, PREPARED BY LANC & TULLY, P.C.
 - "SURVEY OF PROPERTY FOR THOMAS E. MARKS, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED SEPT. 20, 1989, PREPARED BY FRANK M. HOENS, L.S.
 - "SUBDIVISION PLAN LIBERTY MEADOWS, TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y." DATED JUNE 13, 1988, LAST REVISED MAY 17, 1989 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 1, 1989, AS MAP NO. 9582.

GENERAL NOTES:

- TOTAL AREA: 7.258± ACRES
- TOTAL NUMBER OF LOTS: 4
- TAX MAP NUMBER: 51-1-55
- ZONING DISTRICT: R-1
- THIS SUBDIVISION CONTAINS A PRIVATE ROAD WHICH THE TOWN OF NEW WINDSOR HAS NO RESPONSIBILITY TO MAINTAIN, PROVIDE SERVICES FOR NOR MAKE ANY IMPROVEMENTS TO.
- PROVISIONS FOR THE MAINTENANCE OF THE PRIVATE ROAD, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS INCORPORATED IN A MAINTENANCE DECLARATION OR AGREEMENT SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE AT THE TIME OF THE FILING OF THE SUBDIVISION PLAT AND PRIOR TO TRANSFER OF ANY SUBDIVISION LOT.

RECORD OWNER & APPLICANT

THOMAS E. MARKS
 73 DUBOIS ROAD
 NEW PALTZ, N.Y. 12561
 L 3206 P 220
 51-1-55
 AREA: 7.258± ACRES

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LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
 Graham, N.Y. 10924
 (914) 294-3700

PLAN OF SUBDIVISION

MARKS

TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

Origin By: *J.L.* Checked By: *J.L.* Scale: 1"=50' Tax Map No: 51-1-55 Drawing No: 8-93-074-1

CMS94050

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 23, 1993.

THOMAS E. MARKS



JOHN L. MARKS
 NEW YORK STATE LICENSE NO. 048358

TABLE OF ZONING REQUIREMENTS: R-1 (SINGLE FAMILY)

MINIMUMS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	43,560 SQ. FT.	63,597 SQ. FT.	60,984 SQ. FT.	134,600 SQ. FT.	54,628 SQ. FT.
LOT WIDTH	125 FT.	150 FT.	270 FT.	285 FT.	255 FT.
FRONT YARD	45 FT.	40 FT.	74 FT.	120 FT.	45 FT.
ONE SIDE YARD	20 FT.	46 FT.	85 FT.	117 FT.	45 FT.
BOTH SIDE YARDS	40 FT.	125 FT.	210 FT.	237 FT.	175 FT.
REAR YARD	50 FT.	150 FT.	41 FT.	60 FT.	95 FT.
STREET FRONTAGE	70 FT.	420 FT.	227 FT.	193 FT.	540 FT.
MAXIMUMS	ALLOWABLE				
BUILDING HEIGHT	35 FT.	25 FT.	N/A	N/A	N/A
LIVABLE FLOOR AREA	1,200 SQ. FT.	N/A	N/A	N/A	N/A
DEVELOPMENT COVERAGE	10 %	2 %	6 %	3 %	5 %

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 30 1998

BY EDWARD STEM,
SECRETARY

TABLE 1
SEPARATION DISTANCES FROM WASTEWATER SOURCES

Wastewater Sources	Well or Suction Line(a)	To Stream, Lake or Water Course (c)	Dwelling	Property Line
House Sewer (Watertight Joints)	25' if cast iron pipe 50' otherwise	25'	-	10'
Septic Tank	50'	50'	10'	10'
Effluent Line to Distribution Box	50'	50'	10'	10'
Distribution Box	100'	100'	20'	10'
Absorption Field	100' (b)	100'	20'	10'
Seepage Pit	150' (b) (more in coarse gravel)	100'	20'	10'
Dry Well (Root and Footing)	50'	25'	20'	10'
Fill or Built-up System	100'	100'	20'	10'
Evapotranspiration-Absorption System	100'	50'	20'	10'
Sanitary Privy Pit	100'	50'	20'	10'
Privy, Watertight Vault	50'	50'	20'	10'

(a) Water service and sewer lines may be in the same trench if cast iron sewer with lead caulked joints is laid at all points 12 inches below water service pipe; or sewer may be on ground shelf at one side at least 12 inches below water service pipe, provided that sewer pipe is laid below frost with tight and root-proof joints and is not subject to settling, superimposed loads or vibration. Water service lines under pressure shall not pass closer than 10 feet of a septic tank, absorption tile field, leaching pit, privy or any other part of a sewage disposal system.
(b) Sewage disposal systems located or necessarily upgrade in the general path of drainage to a well should be spaced 200 feet or more away.
(c) mean high water mark

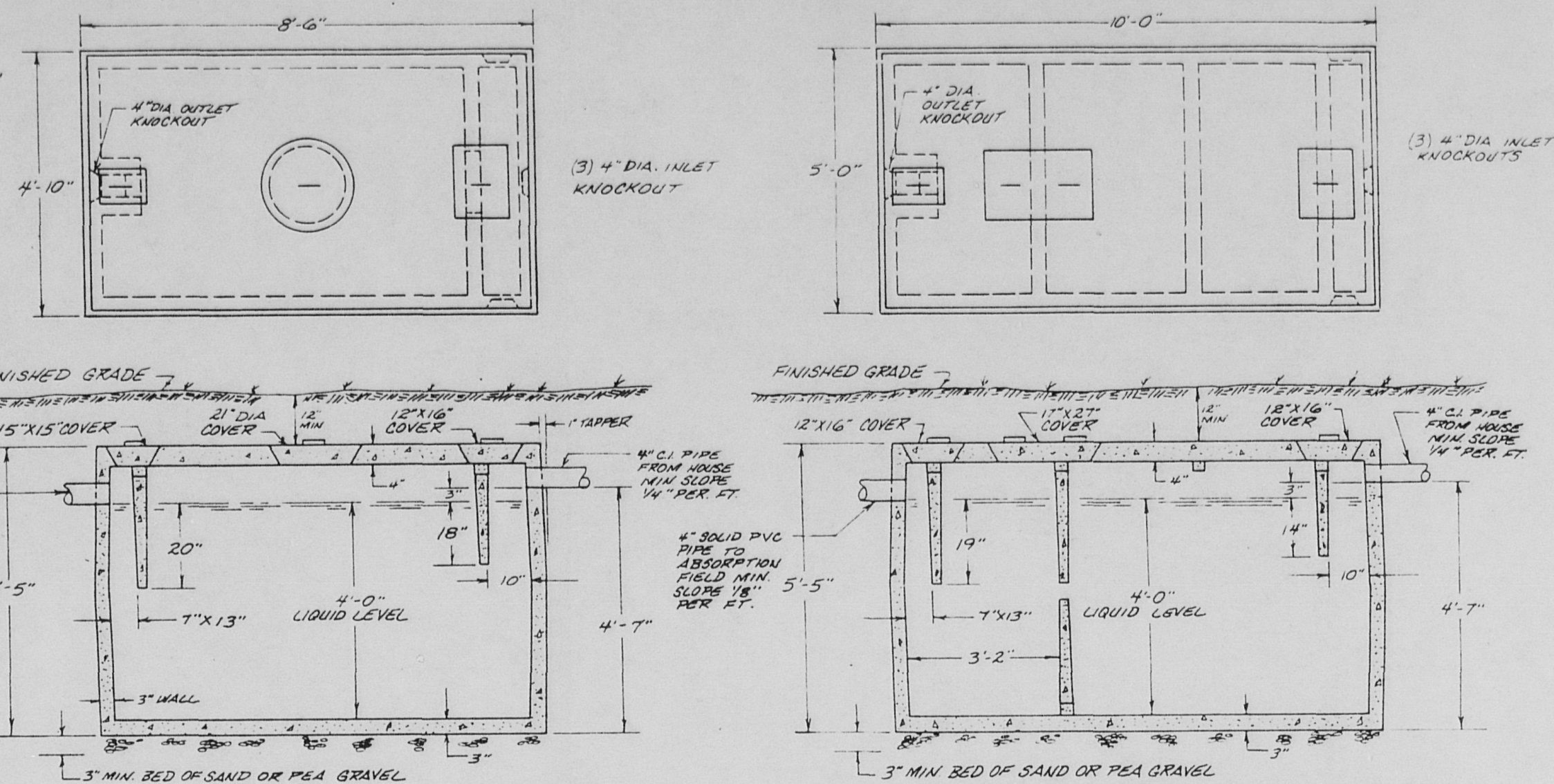
(d) Additional minimum separations:

- Well to property line 15'
- Well to subdivision line 50'
- Well to backwash seepage pit 100'
- Septic field or seepage pit to storm drainage or catch basin 35'

*Seepage pits located uphill from a well need a 200' min. separation.

NOTES:

- PRIOR TO CONSTRUCTION A N.Y.S. LICENSED PROFESSIONAL ENGINEER SHALL STAKE THE PROPOSED SEWAGE DISPOSAL SYSTEM.
- THE WELL AND SEWAGE DISPOSAL SYSTEM DESIGN AND LOCATION ARE NOT TO BE CHANGED FROM THOSE SHOWN ON APPROVED PLANS.
- BOULDERS ON SURFACE OF THE GROUND TO BE CLEARED AWAY PRIOR TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM.
- ALL TREES SHALL BE REMOVED FROM FIELD AREA PRIOR TO CONSTRUCTION.
- THERE SHALL BE NO REGRADING IN THE SEPTIC FIELD AREA EXCEPT AS INDICATED ON APPROVED PLANS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT DURING THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHOULD BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING OR AFTER CONSTRUCTION.
- NO LATERALS UNDER DRIVEWAY OR PAVED AREA.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- NO LOT OR REMAINING LANDS TO BE FURTHER SUBDIVIDED WITHOUT THE DOCUMENTED APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- NO CELLER OR FOOTING DRAINS SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- THE SEPTIC TANK SHALL BE INSPECTED AT THE TIME OF CONSTRUCTION BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER. HE SHALL PROVIDE WRITTEN CERTIFICATION TO THE LOCAL CODE ENFORCEMENT OFFICER THAT ALL SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATERTIGHTNESS AND THAT THE TANK IS INSTALLED IN ACCORDANCE TO THESE APPROVED PLANS AND THE MANUFACTURER'S REQUIREMENTS.
- ALL SANITARY FACILITIES INCLUDING THE WELL AND SEWAGE DISPOSAL SYSTEM SHALL BE INSPECTED AND CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. CERTIFICATION OF ACCORDANCE WITH THE APPROVED PLANS MUST BE SENT TO THE LOCAL CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY.



1,000 GAL. TANK
THREE (3) BEDROOM

1,250 GAL. TANK
FOUR (4) BEDROOM

NOTES:

- CONCRETE SEPTIC TANKS BY WOODWARD'S CONCRETE PRODUCTS INC. OR EQUAL.
- AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS, AND CLEANOUT COVERS.
- ALL JOINTS TO BE CAULKED.
- CONCRETE MIN. STRENGTH: 4,000 PSI @ 28 DAYS.
- STEEL REINFORCEMENT: 6"x6"x10 GA. STEEL WIRE MESH.

CONCRETE SEPTIC TANK DETAILS

NOT TO SCALE

PERCOLATION TEST RESULTS:

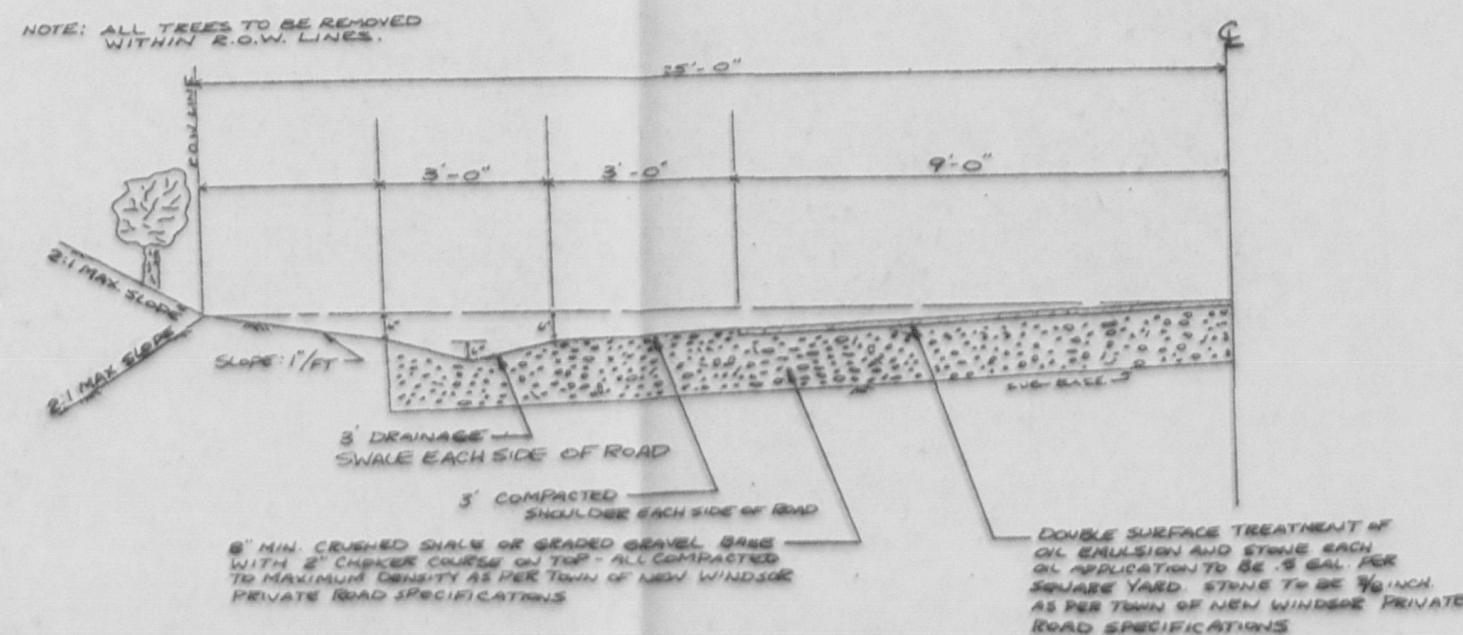
COMPLETED ON AUGUST 30, 1993 & SEPTEMBER 15, 1993

LOT NO.	DEPTH		PERC. TEST RATE (IN MIN)		DESIGN RATE	REQUIRED LENGTH OF TILE			LOWEST SEWERABLE ELEVATION
	A	B	A	B		3 BDRM	DESIGN	4 BDRM	
2	24"	24"	10	30	30 MIN.	375'	7 LINES @ 54' = 378'	500'	549.5±
3	24"	24"	35	33	60 MIN.	500'	10 LINES @ 50' = 500'	N/A	540.5±
4	24"	24"	8	21	30 MIN.	375'	7 LINES @ 54' = 378'	500'	554.3±

DEEP TEST RESULTS:

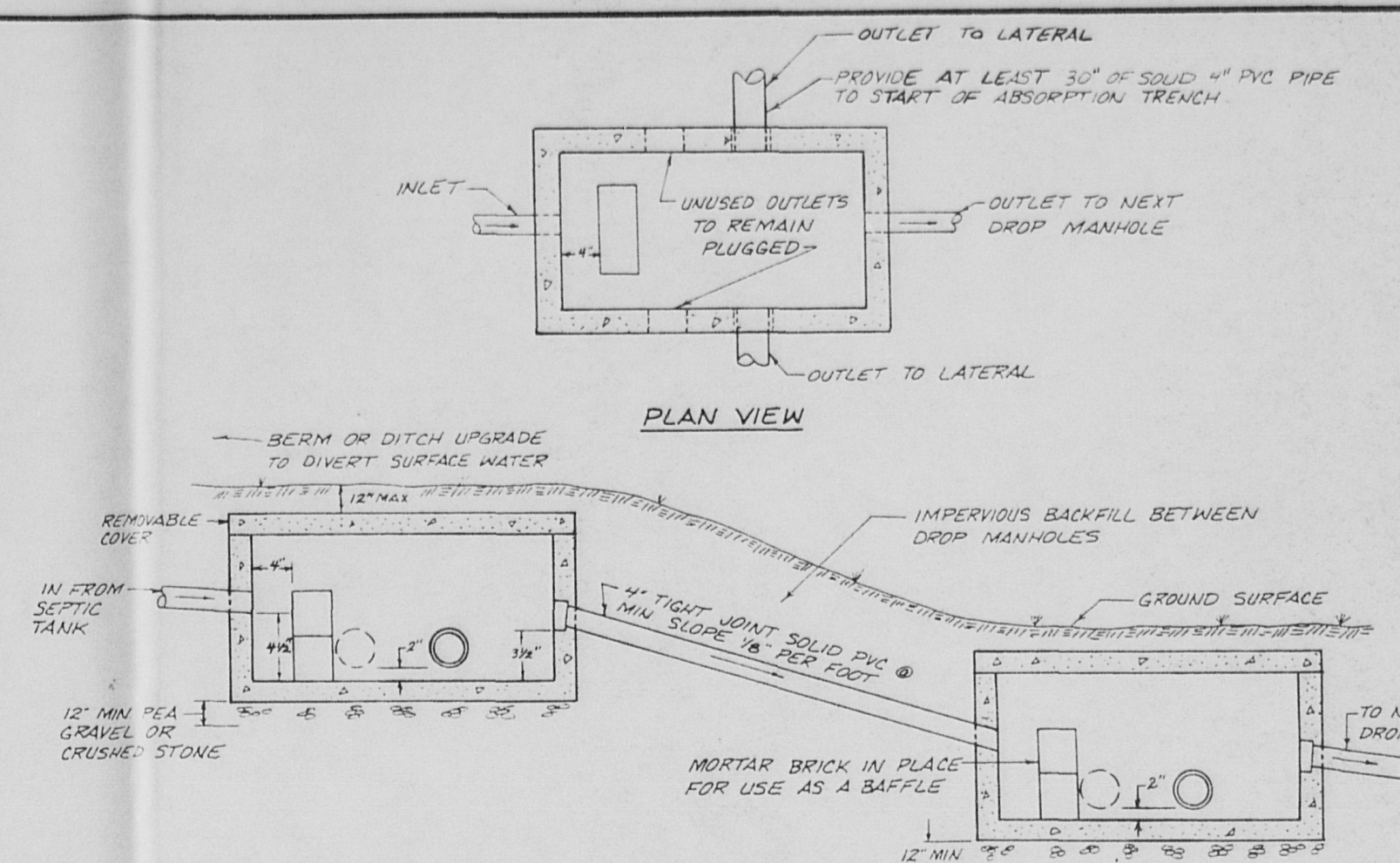
COMPLETED ON SEPTEMBER 15, 1993

GROUND LEVEL	LOT 2		LOT 3		LOT 4	
	A	B	A	B	A	B
1	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
2	FINE SILT LOAM	FINE SILT LOAM	FINE SILT LOAM	FINE SILT LOAM	FINE SILT LOAM	FINE SILT LOAM
3	SILTY GRAVELLY LOAM	GRAVELLY LOAM	CLAY LOAM	CLAY SANDY LOAM	SANDY SILT LOAM	SANDY SILT LOAM
4	CLAY LOAM	CLAY LOAM	CLAY LOAM	CLAY SANDY LOAM	CLAY GRAVELLY LOAM	CLAY GRAVELLY LOAM
5	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR
6	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR
7	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR
8	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR	NO GW NO BR



PRIVATE ROAD DETAIL

NOT TO SCALE

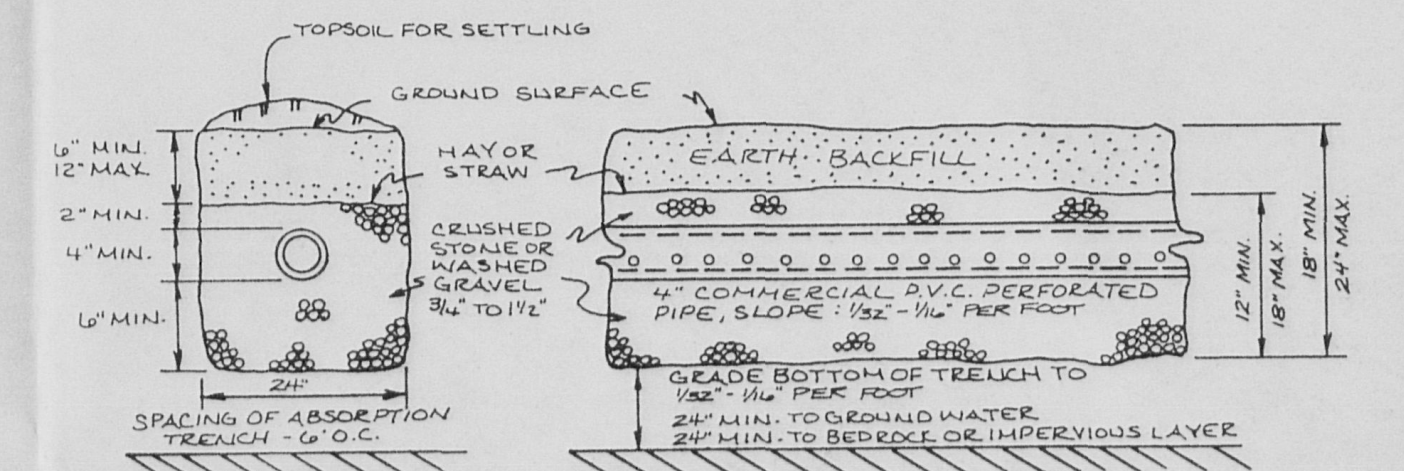


NOTES:

- MODEL DB-GDB BY WOODWARD'S CONCRETE PRODUCTS INC. BULLVILLE, N.Y. OR APPROVED EQUAL.
- ALL PIPE JOINTS ARE TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.

DROP MANHOLE DETAIL

NOT TO SCALE



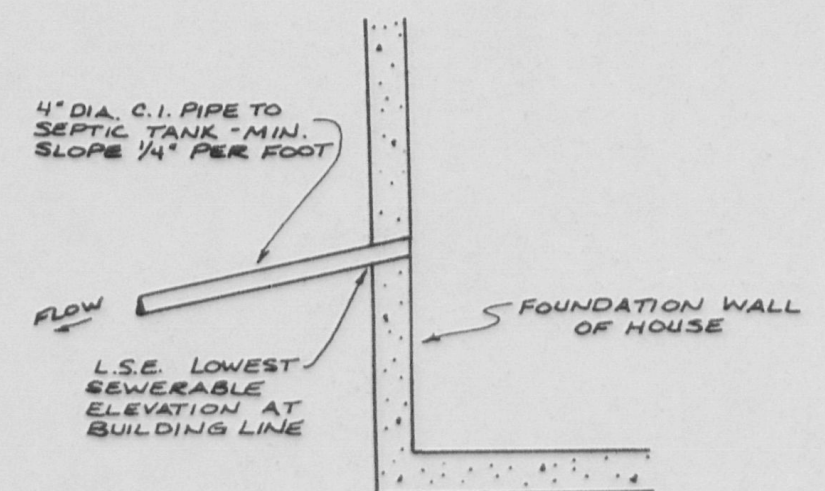
CROSS SECTIONAL VIEW

LONGITUDINAL VIEW

- NOTE:
- DO NOT INSTALL TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
 - END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - SPACING OF ABSORPTION TRENCH 6' O.C. WITH 4' MIN. UNDISTURBED SOILS BETWEEN TRENCHES.
 - ALL LATERALS ARE TO BE THE SAME LENGTH (60' MAX).
 - NO SYSTEM IS TO BE CONSTRUCTED ON GROUND WITH A SLOPE IN EXCESS OF 15%.

ABSORPTION TRENCH DETAIL

NOT TO SCALE



DETAIL

LOWEST SEWERABLE ELEVATION

NOT TO SCALE

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ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt 207
Goshen, N.Y. 10924
(914) 294-3700

DETAIL SHEET

MARKS

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Scale: AS SHOWN
Drawing No: 8-93-074-2